

SOUTHERN
MIDLANDS
COUNCIL



MINUTES

ORDINARY COUNCIL MEETING

Wednesday 28th January 2026
10.00 a.m.

Woodsdale Hall
2310 Woodsdale Road, Woodsdale

INDEX

1. PRAYERS	4
2. ACKNOWLEDGEMENT OF COUNTRY	4
3. ATTENDANCE	4
4. APOLOGIES	4
5. MINUTES	5
5.1 ORDINARY COUNCIL MEETING	5
5.2 ANNUAL GENERAL MEETING	5
5.3 SPECIAL COMMITTEES OF COUNCIL MINUTES	6
5.3.1 <i>Special Committees of Council - Receipt of Minutes</i>	6
5.3.2 <i>Special Committees of Council - Endorsement of Recommendations</i>	6
5.4 JOINT AUTHORITIES (ESTABLISHED UNDER DIVISION 4 OF THE LOCAL GOVERNMENT ACT 1993)6	
5.4.1 <i>Joint Authorities - Receipt of Minutes</i>	6
5.4.2 <i>Joint Authorities - Receipt of Reports (Annual & Quarterly)</i>	6
6. NOTIFICATION OF COUNCIL WORKSHOPS	7
7. COUNCILLORS – QUESTION TIME	9
7.1 QUESTIONS (ON NOTICE)	9
7.2 QUESTIONS WITHOUT NOTICE	10
8. DECLARATIONS OF PECUNIARY INTEREST	12
9. CONSIDERATION OF SUPPLEMENTARY ITEMS TO THE AGENDA	13
10. PUBLIC QUESTION TIME (SCHEDULED FOR 10.30 A.M.)	14
10.1 PERMISSION TO ADDRESS COUNCIL.....	15
11. MOTIONS OF WHICH NOTICE HAS BEEN GIVEN UNDER REGULATION 16 (5) OF THE LOCAL GOVERNMENT (MEETING PROCEDURES) REGULATIONS 2025	16
12. COUNCIL ACTING AS A PLANNING AUTHORITY PURSUANT TO THE LAND USE PLANNING AND APPROVALS ACT 1993 AND COUNCIL’S STATUTORY LAND USE PLANNING SCHEME	17
12.1 DEVELOPMENT APPLICATIONS	17
12.1.1 <i>Development Application (DA2500091) for Compost Facility and Associated Works at ‘Somerton’ 923 Lovely Banks Road, Colebrook (CT 134018/1), owned by R C Jones</i>	17
12.1.2 <i>Application to Amend the Planning Scheme (Reference DA2500/105), 20 Interlaken Road, Oatlands (CT44807/6, CT20462/5)</i>	38
12.2 SUBDIVISIONS.....	39
12.3 MUNICIPAL SEAL (PLANNING AUTHORITY)	39
12.4 PLANNING (OTHER).....	40
12.4.1 <i>Potential Dark Sky Reserve</i>	40
12.4.2 <i>Bagdad Mangalore Structure Planning Project</i>	49
13. OPERATIONAL MATTERS ARISING (STRATEGIC THEME – INFRASTRUCTURE) ..	52
13.1 ROADS	52
13.2 BRIDGES	52
13.3 WALKWAYS, CYCLE WAYS AND TRAILS	52
13.4 LIGHTING	52
13.5 BUILDINGS.....	52
13.6 SEWER / WATER AND ENERGY.....	52
13.7 DRAINAGE	53
13.8 WASTE	53
13.9 INFORMATION, COMMUNICATION TECHNOLOGY	53
13.10 OFFICER REPORTS – INFRASTRUCTURE & WORKS.....	54
13.10.1 <i>Manager – Infrastructure & Works Report</i>	54
14. OPERATIONAL MATTERS ARISING (STRATEGIC THEME – GROWTH)	61
14.1 RESIDENTIAL	61
14.2 TOURISM	61

14.3	BUSINESS.....	61
14.4	INDUSTRY.....	62
14.4.1	<i>Minister for Primary Industries and Water Re: Tas Irrigation (TI)</i>	62
15.	OPERATIONAL MATTERS ARISING (STRATEGIC THEME –LANDSCAPES).....	66
15.1	HERITAGE.....	66
14.1.1	<i>Heritage Project Program Report</i>	66
5.2	NATURAL.....	68
15.2.1	<i>NRM Unit – General Report</i>	68
15.3	CULTURAL.....	71
15.4	REGULATORY (DEVELOPMENT).....	71
15.5	REGULATORY (PUBLIC HEALTH).....	71
15.6	REGULATORY (ANIMALS).....	72
15.6.1	<i>Animal Management Report</i>	72
15.7	ENVIRONMENTAL SUSTAINABILITY.....	75
16.	OPERATIONAL MATTERS ARISING (STRATEGIC THEME – COMMUNITY).....	76
16.1	COMMUNITY HEALTH AND WELLBEING.....	76
16.2	RECREATION.....	77
16.2.1	<i>Oatlands Aquatic Centre – Coordinators Report</i>	77
16.2.2	<i>Oatlands Recreation Ground – Installation of Electronic Scoreboard / Video Board</i>	82
16.3	ACCESS.....	88
16.4	VOLUNTEERS.....	88
16.5	FAMILIES.....	88
16.6	EDUCATION.....	88
16.7	CAPACITY & SUSTAINABILITY.....	88
16.8	SAFETY.....	88
16.9	CONSULTATION & COMMUNICATION.....	88
17.	OPERATIONAL MATTERS ARISING (STRATEGIC THEME – ORGANISATION).....	89
17.1	IMPROVEMENT.....	89
17.1.1	<i>Junior Mayor/Deputy Mayor Policy</i>	89
17.1.2	<i>Local Government Electoral Legislation Package</i>	91
17.2	SUSTAINABILITY.....	95
17.2.1	<i>Tabling of Documents</i>	95
17.2.2	<i>Elected Member Statements</i>	95
17.2.3	<i>Local Government Shared Services – Quarterly Update – Information Only</i>	96
17.2.4	<i>SMC External Grant Projects - Quarterly Update</i>	100
17.3	FINANCES.....	107
17.3.1	<i>Monthly Financial Statement (Period ending 31 December 2025)</i>	107
17.3.2	<i>Woodsdale Football Club Inc. – 2026 Family Fun Day - Request for Donation</i>	118
18.	MUNICIPAL SEAL.....	121
19.	CONSIDERATION OF SUPPLEMENTARY ITEMS TO THE AGENDA.....	122
20.	BUSINESS IN “CLOSED SESSION”.....	125
20.1	CLOSED COUNCIL MINUTES - CONFIRMATION.....	125
20.2	APPLICATIONS FOR LEAVE OF ABSENCE.....	125
20.3	KEMPTON COMMUNITY HEALTH CENTRE.....	125
20.4	FLOUR MILL PARK - REDEVELOPMENT PROJECT.....	125
21.	CLOSURE.....	127

OPEN COUNCIL MINUTES

MINUTES OF AN ORDINARY MEETING OF THE SOUTHERN MIDLANDS COUNCIL HELD ON WEDNESDAY 28th JANUARY 2026 AT THE WOODSDALE HALL, 2310 WOODSDALE ROAD, WOODSDALE COMMENCING AT 10.00 A.M.

In accordance with Regulation 8 of the *Local Government (Meeting Procedures) Regulations 2025*, Mayor Batt advised all attendees that:

- a) this meeting is being recorded;
- b) all persons attending the meeting are to be respectful of, and considerate towards, other persons attending the meeting; and
- c) language and conduct at the meeting that could be perceived as offensive, defamatory or threatening to a person attending the meeting, or listening to the recording, is not acceptable.

1. PRAYERS

Reverend Karen Woolford recited prayers.

2. ACKNOWLEDGEMENT OF COUNTRY

Mayor E Batt recited Acknowledgement of Country.

3. ATTENDANCE

Mayor E Batt, Deputy Mayor K Dudgeon, Cllr A E Bisdee OAM, Cllr D Blackwell, Cllr B Campbell and Cllr D Fish.

Mr T Kirkwood (General Manager) *arrived at 10.46 a.m.*, Mr A Benson (Deputy General Manager), Mr D Richardson (Manager Infrastructure and Works), Mr G Finn (Manager Development and Environmental Services), Mrs Amanda Burbury (Finance Officer), Ms W Young (Manager Community & Corporate Development), Mr D Mackey (Council Planning Consultant) and Ms J Crosswell (Executive Assistant).

4. APOLOGIES

Cllr F Miller

5. MINUTES

5.1 Ordinary Council Meeting

The Minutes (Open Council Minutes) of the previous meeting of Council held on 10th December 2025, as circulated, are submitted for confirmation.

RECOMMENDATION

THAT the Minutes (Open Council Minutes) of the Council Meeting held 10th December 2025 be confirmed.

DECISION

Moved by Clr A E Bisdee OAM, seconded by Clr B Campbell

THAT the Minutes (Open Council Minutes) of the Council Meeting held 10th December 2025 be confirmed.

CARRIED

DECISION		
Councillor	Vote FOR	Vote AGAINST
Mayor E Batt	✓	
Deputy Mayor K Dudgeon	✓	
Clr A E Bisdee OAM	✓	
Clr D Blackwell	✓	
Clr B Campbell	✓	
Clr D Fish	✓	

5.2 Annual General Meeting

The Minutes of the Annual General Meeting held on the 10th December 2025, as circulated, are submitted for confirmation.

RECOMMENDATION

THAT the Minutes of the Annual General Meeting held 10th December 2025 be confirmed.

DECISION

Moved by Deputy Mayor K Dudgeon, seconded by Clr B Campbell

THAT the Minutes of the Annual General Meeting held 10th December 2025 be confirmed.

CARRIED

DECISION		
Councillor	Vote FOR	Vote AGAINST
Mayor E Batt	✓	
Deputy Mayor K Dudgeon	✓	
Clr A E Bisdee OAM	✓	
Clr D Blackwell	✓	
Clr B Campbell	✓	
Clr D Fish	✓	

5.3 Special Committees of Council Minutes

5.3.1 Special Committees of Council - Receipt of Minutes

Nil.

5.3.2 Special Committees of Council - Endorsement of Recommendations

Nil.

5.4 Joint Authorities (Established Under Division 4 Of The *Local Government Act 1993*)

5.4.1 Joint Authorities - Receipt of Minutes

Minutes of the following Joint Authority, as circulated, are submitted for receipt:

- TasWaste South Local Government Forum and AGM Minutes – 27th November 2025

RECOMMENDATION

THAT the minutes of the above Joint Authority be received.

DECISION

Moved by Clr D Blackwell, seconded by Clr A E Bisdee OAM

THAT the minutes of the above Joint Authority be received.

CARRIED

DECISION		
Councillor	Vote FOR	Vote AGAINST
Mayor E Batt	✓	
Deputy Mayor K Dudgeon	✓	
Clr A E Bisdee OAM	✓	
Clr D Blackwell	✓	
Clr B Campbell	✓	
Clr D Fish	✓	

5.4.2 Joint Authorities - Receipt of Reports (Annual & Quarterly)

Nil.

6. NOTIFICATION OF COUNCIL WORKSHOPS

In accordance with the requirements of the *Local Government (Meeting Procedures) Regulations 2025*, the Agenda is to include details of any Council workshop held since the last meeting.

One workshop has been held since the last Ordinary Meeting.

A workshop was held on the 19th January 2026 at the Council Chambers, Oatlands commencing at 9.30 a.m.

Attendance: Mayor E Batt, Deputy Mayor K Dudgeon, Clrs A E Bisdee OAM, D Blackwell, B Campbell and D Fish.

Also in Attendance: T Kirkwood, A Benson, D Richardson, D Mackey, G Finn, L Brown, W Young, Mrs A Burbury and J Crosswell.

Apologies: Clr F Miller.

The Workshop focussed on the following items for consideration and discussion:

1. Bagdad-Mangalore Structure Plan

Presentation of draft Structure Plan by Damian Mackey (Project Manager) and representatives from Jensen Plus (consultants engaged by Council to prepare the Plan).

Refer Council Agenda Item for detail. The intent being to endorse the Structure Plan at the January 2026 Council Meeting. The final Structure Plan, once adopted, can then be reflected in Council's submission to the draft Southern Tasmanian Regional Land Use Strategy (STRLUS).

2. 2026/27 Budget Timetable

Draft timetable presented to the workshop. Agreed dates will be included in the forward meeting schedule.

3. Future Workshop Items (confirmation)

Workshop - 11th February 2026

- draft Southern Tasmanian Regional Land Use Strategy (STRLUS) – input and review into Council's Submission
- Councillors to complete the '**Understanding Local Government Finances for Councillors**' training module in a group session.
- Tasmania Fire Service – Colebrook, Parattah and Tunnack Land Transfers – Refer Letter dated 18th December 2025 – District Officer (John Holloway) to attend the workshop to discuss the proposals to transfer ownership of the properties

4. January 2026 Council Meeting – Overview of Agenda Items, including:

- Electoral Reform proposals
- Kempton Community Health Centre – Old Hunting Ground Road, Kempton
- Junior Mayor / Junior Deputy Mayor Policy

The workshop concluded at approximately 12.15 p.m.

RECOMMENDATION

THAT the information be received.

DECISION

Moved by Cllr A E Bisdee OAM, seconded by Cllr D Blackwell

THAT the information be received.

CARRIED

DECISION		
Councillor	Vote FOR	Vote AGAINST
Mayor E Batt	✓	
Deputy Mayor K Dudgeon	✓	
Cllr A E Bisdee OAM	✓	
Cllr D Blackwell	✓	
Cllr B Campbell	✓	
Cllr D Fish	✓	

7. COUNCILLORS – QUESTION TIME

7.1 Questions (On Notice)

Regulation 30 of the *Local Government (Meeting Procedures) Regulations 2025* relates to Questions on notice. It states:

- (1) *A councillor, at least 7 days before an ordinary council meeting or a council committee meeting, may give written notice to the general manager of a question in respect of which the councillor seeks an answer at that meeting.*
- (2) *An answer to a question on notice must be in writing.*

Nil.

7.2 Questions Without Notice

Section 29 of the *Local Government (Meeting Procedures) Regulations 2025* relates to Questions without notice.

It states:

“29. Questions without notice

(1) A councillor at a meeting may ask a question without notice –

- (a) of the chairperson; or
- (b) through the chairperson, of –
 - (i) another councillor; or
 - (ii) the general manager.

(2) In putting a question without notice at a meeting, a councillor must not –

- (a) offer an argument or opinion; or
- (b) draw any inferences or make any imputations – except so far as may be necessary to explain the question.

(3) The chairperson of a meeting must not permit any debate of a question without notice or its answer.

(4) The chairperson, councillor or general manager who is asked a question without notice at a meeting may decline to answer the question.

(5) The chairperson of a meeting may refuse to accept a question without notice if it does not relate to the activities of the council.

(6) Questions without notice, and any answers to those questions, are not required to be recorded in the minutes of the meeting.

(7) The chairperson of a meeting may require a councillor to put a question without notice in writing.

An opportunity is provided for Councillors to ask questions relating to Council business, previous Agenda items or issues of a general nature.

Clr A E Bisdee OAM – Theft at Campania Football Clubrooms: Copper wiring has once again been stolen from the Campania Football Club during renovations of their Clubrooms. What impact has this had on the building? What costs are associated with the loss?
Manager Infrastructure and Works – this is the second time this has happened in recent weeks at this location. We have been in contact with Sorell Police regarding extra patrols of the area and will be discussing this further at an upcoming meeting with police and the General Manager. Costs are estimated at around \$5,000. Insurance excess is around \$5,000 so a claim will not be submitted. Commented that this is extremely frustrating and is slowing down the build.

Clr A E Bisdee OAM – Have we finalised negotiations with Vos Construction for the Oatlands Aquatic Centre?

Deputy General Manager – Negotiations are yet to be finalised at this point in time as there are ongoing issues with claim and counter claim about the solar panels. A meeting has been organised with Patrick Stanton. Council are still withholding approximately \$400,000 for the project.

Clr D Fish – Commented on the success of the Southern Midlands Council Australia Day event held at Broadmarsh Hall. Thanked Jemma Crosswell and Donna Blackwell and the Broadmarsh Hall Committee.

Clr B Campbell – Has received complaints regarding long grass being a snake and fire hazard at 38 Glenelg Street, Oatlands.

Manager Development & Environmental Services – Advised that Councils Compliance Officer undertakes regular inspections of properties to identify potential fire hazards and he will request this property be inspected.

Clr B Campbell – Update - Old Colebrook Shop verandah – during recent winds some pieces have fallen off the roof. When will the damage be repaired?

Manager Infrastructure and Works – Has spoken to the property owner who has been in contact with the Heritage Council and approval by the Heritage Council has been given for work to go ahead. Currently the owner is awaiting quotes.

Clr B Campbell – Update – Woodsdale Football Club

Deputy General Manager – Taken on notice – further advice to be received from the General Manager.

8. DECLARATIONS OF PECUNIARY INTEREST

In accordance with the requirements of Part 2 Regulation 8 of the *Local Government (Meeting Procedures) Regulations 2025*, the chairman of a meeting is to request Councillors to indicate whether they have, or are likely to have, a pecuniary interest in any item on the Agenda.

Accordingly, Councillors are requested to advise of a pecuniary interest they may have in respect to any matter on the agenda, or any supplementary item to the agenda, which Council has resolved to deal with, in accordance with Part 2 Regulation 8 (6) of the *Local Government (Meeting Procedures) Regulations 2025*.

Mayor E Batt declared an interest in Agenda Item 12.1.1 - (DA2500091) for Compost Facility and Associated Works at 'Somerton' 923 Lovely Banks Road, Colebrook (CT 134018/1), owned by R C Jones. In making the declaration Mayor Batt advised that he did not have a 'pecuniary interest', however he is a neighbour and that he would see that it would be inappropriate for him to be part of the decision making process.

9. CONSIDERATION OF SUPPLEMENTARY ITEMS TO THE AGENDA

In accordance with the requirements of Part 2 Regulation 8 (6) of the *Local Government (Meeting Procedures) Regulations 2025*, the Council, by absolute majority may decide at an ordinary meeting to deal with a matter that is not on the agenda if the General Manager has reported –

- (a) the reason it was not possible to include the matter on the agenda; and
- (b) that the matter is urgent; and
- (c) that advice has been provided under section 65 of the Act.

Nil.

10. PUBLIC QUESTION TIME (SCHEDULED FOR 10.30 A.M.)

In accordance with the requirements of Part 2 Division 4 of the *Local Government (Meeting Procedures) Regulations 2025*, the agenda is to make provision for public question time.

In particular, Regulations 36, 37 and 38 of the *Local Government (Meeting Procedures) Regulations 2025* provide the following:

36. Questions by member of the public

(1) *The chairperson of an ordinary council meeting must ensure that, if required, at least 15 minutes of that meeting is made available for questions by members of the public.*

(2) *A question asked by a member of the public under regulation 37 or 38, and the answer given to that question, is not to be debated at the ordinary council meeting.*

(3) *A council is to determine any other procedures to be followed in respect of public question time at an ordinary council meeting.*

37. Questions without notice by member of the public

(1) *A member of the public may, on invitation by the chairperson of an ordinary council meeting, ask a question without notice at the meeting.*

(2) *A public question without notice must relate to the activities of the council.*

(3) *The chairperson of an ordinary council meeting may require a public question without notice to be –*

(a) put on notice in writing; and

(b) answered at a later ordinary council meeting.

38. Questions on notice by member of the public

(1) *A member of the public may, at least 7 days before an ordinary council meeting, give written notice to the general manager of a question to which the member of the public seeks an answer at the meeting.*

(2) *A public question on notice must relate to the activities of the council.*

(3) *The chairperson of an ordinary council meeting may address a public question on notice.*

(4) *The period referred to in subregulation (1) includes Saturdays, Sundays and statutory holidays, but does not include –*

(a) the day on which notice is given under that subregulation; or

(b) the day of the ordinary council meeting.

Councillors are advised that, at the time of issuing the Agenda, no Questions on Notice had been received from members of the Public.

Mayor E Batt to invite questions from members of the public in attendance.

Ms Alyson Scott – Woodsdale Back Road - poplar trees have become overgrown and therefore quite dangerous as they are preventing vehicles from properly seeing oncoming traffic and has witnessed near misses.

Manager Infrastructure and Works – Will advise contractor to cut these back when slashing is occurring in the area. These trees will eventually be removed.

Mrs Ann Scott – Queried why fallen trees are often cut up and not completely removed?
Manager Infrastructure and Works – Often this occurs in an urgent ‘call-out’ situation and Council are unable to remove the whole tree but will take comments on notice for future.

Mrs Ann Scott – Are there plans to seal Buckland Road? Has noticed an increase in traffic recently and is becoming more dangerous.
Manager Infrastructure and Works – Advised that Council can apply for any grants that become available (similar to the recent Interlaken Road upgrades).

10.1 Permission to Address Council

Nil.

**11. MOTIONS OF WHICH NOTICE HAS BEEN GIVEN UNDER
REGULATION 16 (5) OF THE LOCAL GOVERNMENT (MEETING
PROCEDURES) REGULATIONS 2025**

Nil.

12. COUNCIL ACTING AS A PLANNING AUTHORITY PURSUANT TO THE LAND USE PLANNING AND APPROVALS ACT 1993 AND COUNCIL'S STATUTORY LAND USE PLANNING SCHEME

Session of Council sitting as a Planning Authority pursuant to the Land Use Planning and Approvals Act 1993 and Council's statutory land use planning schemes.

12.1 Development Applications

12.1.1 Development Application (DA2500091) for Compost Facility and Associated Works at 'Somerton' 923 Lovely Banks Road, Colebrook (CT 134018/1), owned by R C Jones.

Mayor E Batt declared an interest and departed the meeting. Deputy K Dudgeon took the chair.

Author: SENIOR PLANNING OFFICER (LOUISA BROWN)

Authorised By: MANAGER DEVELOPMENT & ENVIRONMENTAL SERVICES
(GRANT FINN)

Date: 28 JANUARY 2026

Attachment(s):

Attachment 1 – Development Application Documents

Attachment 2 – Environment Protection Authority - Permit Part B

Discretions: 20.3.1 Discretionary uses P1, P2 & P3, C3.5.1 P1.4

PROPOSAL

Gray Planning, acting on behalf of Mr. Seaton Waterfield, owner of Compost Kings Tasmania, submitted an application to the Southern Midlands Council for a permit under the Land Use Planning and Approvals Act 1993 ("the Act") for a composting facility and associated works at 923 Lovely Banks Road, Colebrook (CT 134018/1). The proposed use involves composting biosolids, hay and greenwaste material. The proposal will accept low to medium-odour materials and is designed to handle 10,000 tonnes of compost annually.

Operating times for the composting facility are 7am to 5pm Monday to Friday. No sales to the public will be available on the property. The compost once ready will be removed from site. It is anticipated that the compost facility will require 2 workers.

The Development Application includes the following works for approval;

- 1200mm timber post and wire stock proof fence;
- Four (4) shipping containers, three of which will be configured together with a corrugated dome roof;
- A 4m x 3.7m toilet block building (pre-fab): and
- Upgrade to the existing vehicular access on Lovely Banks Road.

The proposal is classified as a 'Level 2 activity' pursuant to clause 3(d)(i) of Schedule 2 of the *Environmental Management and Pollution Control Act 1994 (EMPCA)*. As a Level 2

activity, the Environmental Protection Authority ("EPA") assesses the environmental effects of the proposed activity.

As required by EMPCA, the Council must receive the Development Application and refer it to the EPA for assessment and a decision. The DA was referred to the EPA on 28th July 2025. The Board of the Environmental Protection Authority (the Board) made a decision to grant Permit Part B, Permit Conditions – Environmental No. 10562 on 28th November 2025. This is attached and will form part of Council's Planning Permit.

The Application is considered at the discretion of Council pursuant to Section 57 of the Act, Council may approve the proposed composting facility with conditions or refuse to grant a permit. It is recommended that the Council grant a permit for this proposal, subject to conditions.

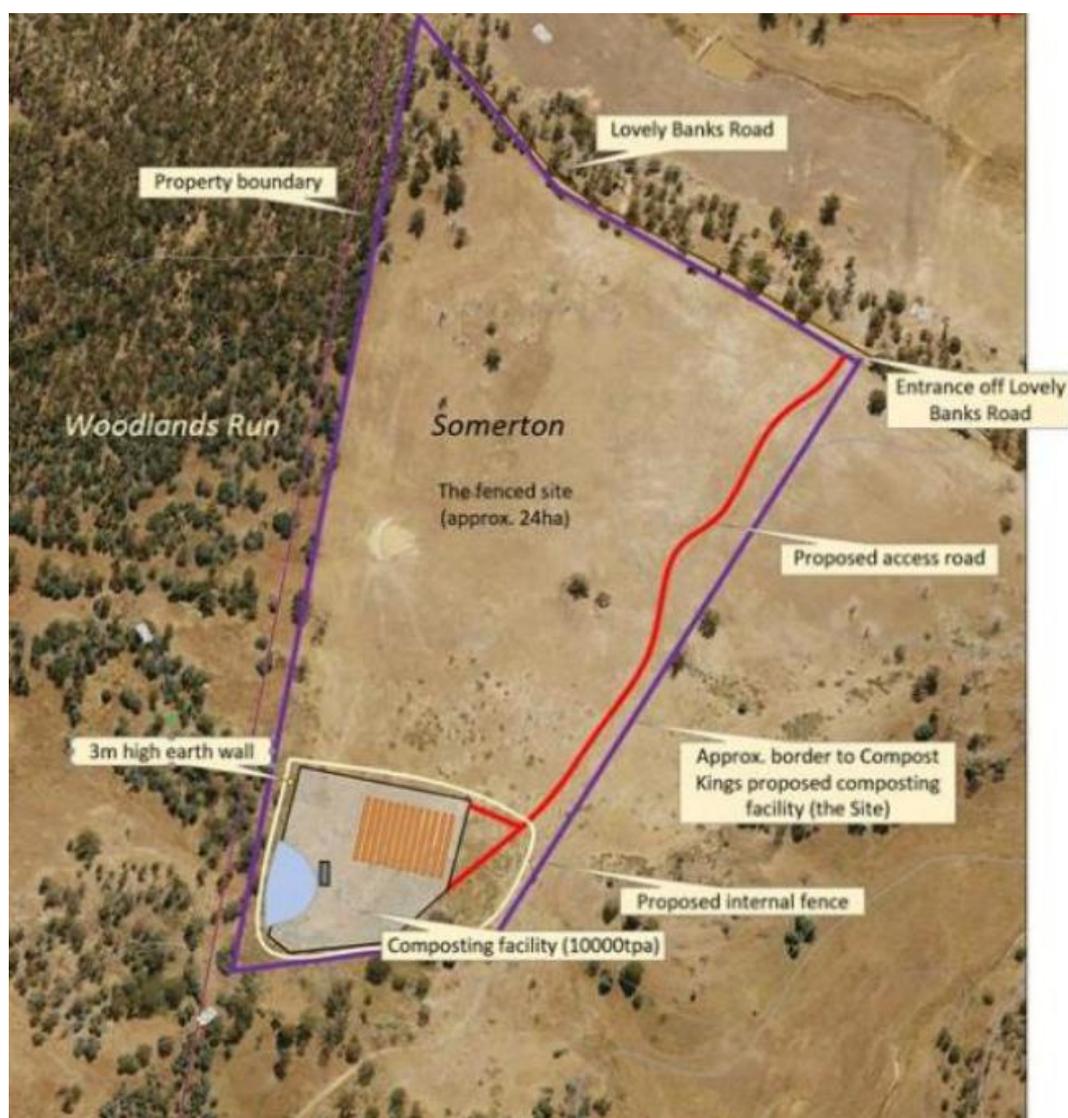


Figure 1. Site Plan (Source: Development Application documents).

It is proposed that 24ha of the property be used for the composting facility. The boundary of the composting facility will be fenced and an area within the south west corner containing the composting facility be provided with a 3m earth bund.

Storage and toilets will be located to the south east corner of the composting facility area.

THE SITE

The site is located on 900 ha broad-acre land at ‘Somerton’, with the operational area situated within a 24ha zone at the inner and southern sections of the site. Somerton is 2.2 km from Midland Highway and has frontage to Lovely Banks Road via an existing vehicle access.

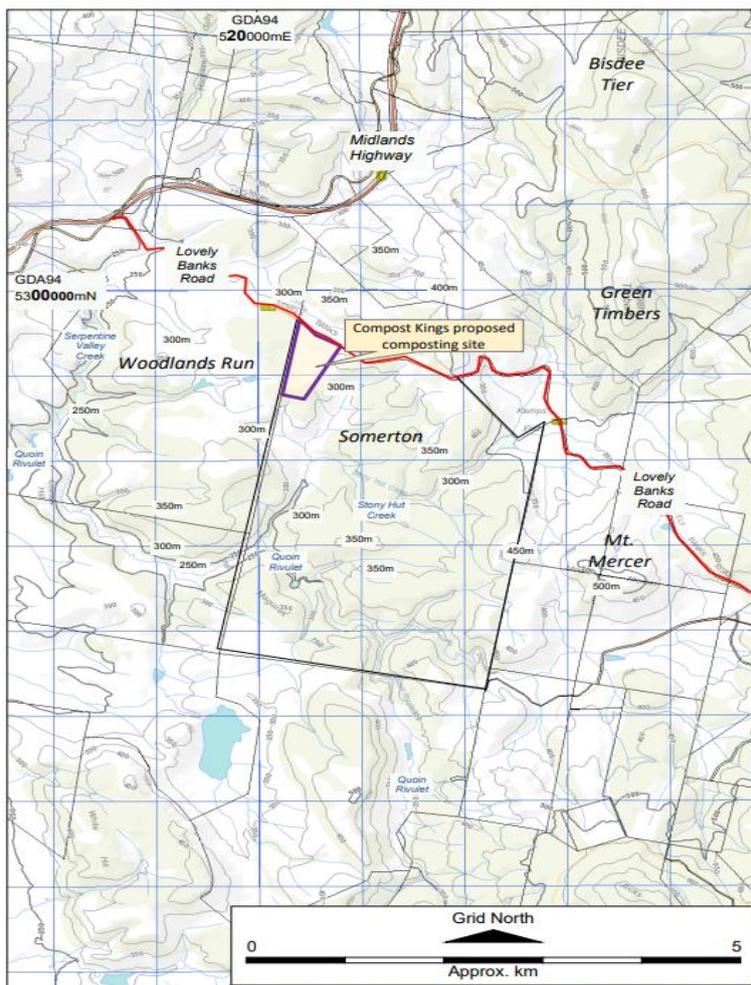


Figure 3. Location of the proposed Compost Kings composting site on Somerton.

Figure 2. Location Plan (Source: Environmental Impact Assessment prepared by William Cromer, 12 February 2025. Revision 7, page 20).

Figure 2 above shows the proposed location of the composting facility within the Somerton property.

The property and surrounding properties are zoned Agriculture in the Tasmanian Planning Scheme – Southern Midlands. Sheep grazing is the predominant use of the property and surrounding properties.



Figure 3. Aerial image of the site. Source: LISTmap (taken on 05/12/2025).

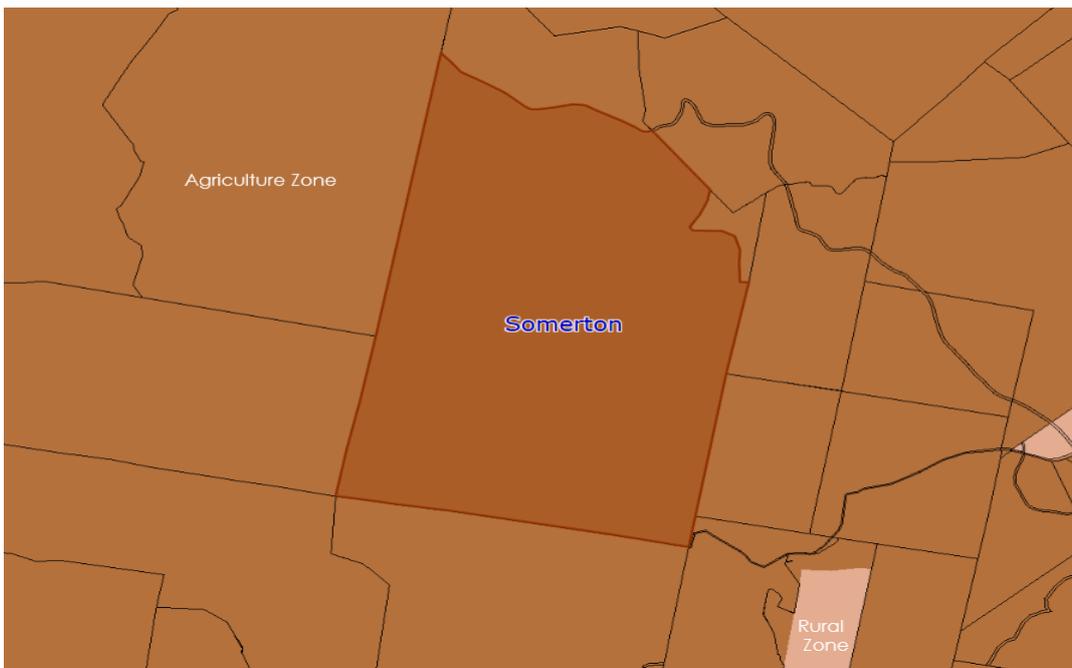


Figure 4. Zoning of the subject site and surrounds, the brown colour indicates the Agriculture Zone. Source: LISTmap (taken on 05/12/2025).

THE APPLICATION

The Application has been prepared on behalf of the Applicant by Gray Planning, who has prepared the Planning Review document within the application. The application also includes the Environmental Impact Statement prepared by William Cromer, dated 12 February 2025, signed and approved by the EPA on 14 April 2025, together with the DA form and title documents.

USE/DEVELOPMENT DEFINITION

A compost facility is not defined as a separate Use Class in Table 6.2 of the Planning Scheme. The proposed use and development is defined as a 'Resource Processing':

Resource Processing

use of land for treating, processing or packing plant or animal resources. Examples include an abattoir, animal saleyard, cheese factory, fish processing, milk processing, winery, brewery, cidery, distillery, and sawmilling.

Resource Processing in the Agriculture Zone is a Discretionary development, in accordance with Section 57 of the Act and Clause 6.8.1 (b) of the planning scheme.

PUBLIC NOTIFICATION

The application was advertised from 2 September 2025 for twenty eight (28) days. No representations were received.

ASSESSMENT – TASMANIAN PLANNING SCHEME - SOUTHERN MIDLANDS

The purpose of the Agriculture Zone is:

- *To provide for the use or development of land for agricultural use.*
- *To protect land for the use or development of agricultural use by minimising:*
 - (a) *conflict with or interference from non-agricultural uses;*
 - (b) *non-agricultural use or development that precludes the return of the land to agricultural use; and*
 - (c) *use of land for non-agricultural use in irrigation districts.*
- *To provide for use or development that supports the use of the land for agricultural use.*

The subject site is in the Agriculture Zone. The proposal must satisfy the requirements of the following relevant use and development standards of this zone

Use Standard		
20.3.1 Discretionary uses		
Objective: That uses listed as Discretionary:		
(a) support agricultural use; and		
(b) protect land for agricultural use by minimising the conversion of land to non-agricultural use.		
Acceptable Solutions	Performance Criteria	OFFICER COMMENT
A1 No Acceptable Solution	P1 A use listed as Discretionary, excluding Residential or Resource Development, must be required to locate on the site, for operational or security reasons or the need to contain or minimise impacts arising from the operation such as noise, dust, hours of operation or traffic movements, having regard to: (a) access to a specific naturally occurring resource on the site or on land in the vicinity of the site; (b) access to infrastructure only available on the site or on land in the vicinity of the site; (c) access to a product or material related to an agricultural use; (d) service or support for an	<i>There is no acceptable solution for this standard. Assessment against P1 is required.</i> <i>Due to the nature of the activity, the use is required to be on a large property, away from sensitive uses. Therefore, the use is required within the zone for operational reasons.</i> <i>The compost once produced, will be available for agricultural uses on other properties, therefore supporting agricultural uses in the area.</i>

	<p>agricultural use on the site or on land in the vicinity of the site; (e) the diversification or value adding of an agricultural use on the site or in the vicinity of the site; and (f) provision of essential Emergency Services or Utilities.</p>	<p><i>The proposal will diversify the use of the property, therefore adding value.</i></p> <p><i>The Performance Criteria P1 is met.</i></p>
<p>A2 No Acceptable Solution</p>	<p>P2 A use listed as Discretionary, excluding Residential, must minimise the conversion of agricultural land to non-agricultural use, having regard to: (a) the area of land being converted to nonagricultural use; (b) whether the use precludes the land from being returned to an agricultural use; (c) whether the use confines or restrains existing or potential agricultural use on the site or adjoining sites.</p>	<p><i>There is no acceptable solution for this standard. Assessment against P2 is required.</i></p> <p><i>The proposal will convert 24ha of the total property area of 900ha to a non-agricultural use. However the proposed use will complement the existing agricultural use on the property and other agricultural properties.</i></p> <p><i>The land may easily be returned to agricultural use.</i></p> <p><i>The use of resource processing will not restrict the existing agricultural use on the property, as sheep will be able to continue to graze on the property, outside of the area used for composting.</i></p> <p><i>The compost facility will not restrain agricultural uses on adjacent properties, as the windrows will be significantly set back from adjoining property boundaries (100m plus). Compost maybe stockpiled closer to the adjoining property boundary. No offensive odor will be created by the facility.</i></p> <p><i>The proposal complies with Performance Criteria P2.</i></p>

<p>A3 No Acceptable Solution.</p>	<p>P3 A use listed as Discretionary, excluding Residential, located on prime agricultural land must: (a) be for Extractive Industry, Resource Development or Utilities, provided that:</p> <ul style="list-style-type: none"> (i) the area of land converted to the use is minimised; (ii) adverse impacts on the surrounding agricultural use are minimised; and (iii) the site is reasonably required for operational efficiency; or <p>(b) be for a use that demonstrates a significant benefit to the region, having regard to the social, environmental and economic costs and benefits of the proposed use.</p>	<p><i>The composting facility will operate on a small section (6.5 ha) of a larger property. Therefore the area of land converted is minimized.</i></p> <p><i>Impacts on surrounding agricultural uses are minimized through the siting and location of the windrows, being separated from adjoining property boundaries.</i></p> <p><i>The compost produced at the facility is expected to be used in Somerton and on other neighbouring properties, benefiting the area.</i></p> <p><i>The proposal complies with Performance Criteria P3.</i></p>
---	--	--

<p>21.4 Development Standards for Buildings and Works</p>		
<p>21.4.1 Building height</p>		
<p>Objective: To provide for a building height that: (a) is necessary for the operation of the use; and (b) minimises adverse impacts on adjoining properties</p>		
<p>Acceptable Solutions</p>	<p>Performance Criteria</p>	<p>OFFICER COMMENT</p>
<p>A1 Building height must be not more than 12m.</p>	<p>P1 Building height must be necessary for the operation of the use and not cause an unreasonable impact on adjoining properties, having regard to:</p> <ul style="list-style-type: none"> (a) the proposed height of the building; (b) the topography of the site; (c) the bulk and form of the building; (d) separation from existing use on adjoining properties; (e) the nature of the existing uses on adjoining properties; and (f) any buffers created by natural or other features. 	<p><i>No buildings would be more than 12m in height.</i></p> <p><i>The Acceptable Solution A1 is met.</i></p>
<p>21.4.2 Setbacks</p>		
<p>Objective: That the siting of buildings minimises potential conflict with use on adjoining properties.</p>		

Acceptable Solutions	Performance Criteria	OFFICER COMMENT
<p>A1 Buildings must have a setback from all boundaries of:</p> <p>(a) not less than 5m; or (b) if the setback of an existing building is within 5m, not less than the existing building.</p>	<p>P1 Buildings must be sited to provide adequate vehicle access and not cause an unreasonable impact on existing use on adjoining properties, having regard to:</p> <p>(a) the bulk and form of the building; (b) the nature of existing use on the adjoining properties; (c) separation from existing use on the adjoining properties; and (d) any buffers created by natural or other features.</p>	<p><i>The proposed buildings will have a minimum setback of approximately 200m from the side boundary and approximately 500m from the front property boundary.</i></p> <p><i>The Acceptable Solution A1 is met.</i></p>
<p>A2 Buildings for a sensitive use must have a setback from all boundaries of:</p> <p>(a) not less than 200m; or (b) if the setback of an existing building for a sensitive use on the site is within 200m of that boundary, not less than the existing building.</p>	<p>P2 Buildings for a sensitive use must be sited so as not to conflict or interfere with an agricultural use, having regard to:</p> <p>(a) the size, shape and topography of the site; (b) the prevailing setbacks of any existing buildings for sensitive uses on adjoining properties; (c) the location of existing buildings on the site; (d) the existing and potential use of adjoining properties; (e) any proposed attenuation measures; and (f) any buffers created by natural or other features.</p>	<p><i>Not applicable. The proposal is not for sensitive use.</i></p>

CODE ASSESSMENT – TASMANIAN PLANNING SCHEME – SOUTHERN MIDLANDS C2.0 Parking & Sustainable Transport Code

The purpose of the Parking and Sustainable Transport Code is:

- To ensure that an appropriate level of parking facilities is provided to service use and development.
- To ensure that cycling, walking and public transport are encouraged as a means of transport in urban areas.
- To ensure that access for pedestrians, vehicles and cyclists is safe and adequate.
- To ensure that parking does not cause an unreasonable loss of amenity to the surrounding area.
- To ensure that parking spaces and accesses meet appropriate standards.
- To provide for parking precincts and pedestrian priority streets.

This Code applies to all development. The applicable standards of this Code are addressed in the following table:

C2.5 Use Standards		
C2.5.1 Car parking numbers		
Objective: That an appropriate level of car parking spaces are provided to meet the needs of the use.		
Acceptable Solutions	Performance Criteria	OFFICER COMMENT
<p>A1</p> <p>The number of on-site car parking spaces must be no less than the number specified in Table C2.1, less the number of car parking spaces that cannot be provided due to the site including container refund scheme space, excluding if:</p> <p>(a) the site is subject to a parking plan for the area adopted by council, in which case parking provision (spaces or cash-in-lieu) must be in accordance with that plan;</p> <p>(b) the site is contained within a parking precinct plan and subject to Clause C2.7;</p> <p>(c) the site is subject to Clause C2.5.5; or</p> <p>(d) it relates to an intensification of an existing use or development or a change of use where:</p> <p>(i) the number of on-site car parking spaces for the existing use or development specified in Table C2.1 is greater than the number of car parking spaces specified in Table C2.1 for the proposed use or</p>	<p>P1.1</p> <p>The number of on-site car parking spaces for uses, excluding dwellings, must meet the reasonable needs of the use, having regard to:</p> <p>(a) the availability of off-street public car parking spaces within reasonable walking distance of the site;</p> <p>(b) the ability of multiple users to share spaces because of:</p> <p>(i) variations in car parking demand over time;</p> <p>or</p> <p>(ii) efficiencies gained by consolidation of car parking spaces;</p> <p>(c) the availability and frequency of public transport within reasonable walking distance of the site;</p> <p>(d) the availability and frequency of other transport alternatives;</p> <p>(e) any site constraints such as existing buildings, slope, drainage, vegetation and landscaping;</p>	<p><i>The proposed use is classified as resource processing. The applicant proposes a total of 2 employees for the operations of the composting facility, therefore less than the standard which requires 2 parking spaces per 3 employees. It is expected that the two employees will require a car parking space each, therefore 2 car parking spaces can be easily provided to the site.</i></p> <p><i>The proposal meets the Acceptable Solution A1.</i></p>

<p>development, in which case no additional on-site car parking is required; or</p> <p>(ii) the number of on-site car parking spaces for the existing use or development specified in Table C2.1 is less than the number of car parking spaces specified in Table C2.1 for the proposed use or development, in which case on-site car parking must be calculated as follows: $N = A + (C - B)$ N = Number of on-site car parking spaces required A = Number of existing on site car parking spaces B = Number of on-site car parking spaces required for the existing use or development specified in Table C2.1 C= Number of on-site car parking spaces required for the proposed use or development specified in Table C2.1.</p>	<p>(f) the availability, accessibility and safety of on-street parking, having regard to the nature of the roads, traffic management and other uses in the vicinity;</p> <p>(g) the effect on streetscape; and</p> <p>(h) any assessment by a suitably qualified person of the actual car parking demand determined having regard to the scale and nature of the use and development.</p> <p>P1.2 The number of car parking spaces for dwellings must meet the reasonable needs of the use, having regard to:</p> <p>(a) the nature and intensity of the use and car parking required;</p> <p>(b) the size of the dwelling and the number of bedrooms; and</p> <p>(c) the pattern of parking in the surrounding area.</p>	
--	---	--

<p>C2.6 Development Standards for Buildings and Works C2.6.2 Design and layout of parking areas</p>		
<p>Objective: That parking areas are designed and laid out to provide convenient, safe and efficient parking.</p>		
<p>Acceptable Solutions</p>	<p>Performance Criteria</p>	<p>OFFICER COMMENT</p>
<p>A1.1 Parking, access ways, manoeuvring and circulation spaces must either:</p> <p>(a) comply with the following:</p>	<p>P1 All parking, access ways, manoeuvring and circulation spaces must be designed and readily identifiable to provide convenient, safe and</p>	<p><i>The area for access, parking, manoeuvring and circulation space has a gradient which meets the AS standard, allows for vehicles to enter and exit the site in a forward</i></p>

<p>(i) have a gradient in accordance with Australian Standard AS 2890 - Parking facilities, Parts 1-6;</p> <p>(ii) provide for vehicles to enter and exit the site in a forward direction where providing for more than 4 parking spaces;</p> <p>(iii) have an access width not less than the requirements in Table C2.2;</p> <p>(iv) have car parking space dimensions which satisfy the requirements in Table C2.3;</p> <p>(v) have a combined access and manoeuvring width adjacent to parking spaces not less than the requirements in Table C2.3 where there are 3 or more car parking spaces;</p> <p>(vi) have a vertical clearance of not less than 2.1m above the parking surface level; and</p> <p>(vii) excluding a single dwelling, be delineated by line marking or other clear physical means;</p> <p>or</p> <p>(b) comply with Australian Standard AS 2890- Parking facilities, Parts 1-6.</p> <p>A1.2</p>	<p>efficient parking, having regard to:</p> <p>(a) the characteristics of the site;</p> <p>(b) the proposed slope, dimensions and layout;</p> <p>(c) useability in all weather conditions;</p> <p>(d) vehicle and pedestrian traffic safety;</p> <p>(e) the nature and use of the development;</p> <p>(f) the expected number and type of vehicles;</p> <p>(g) the likely use of the parking areas by persons with a disability;</p> <p>(h) the nature of traffic in the surrounding area;</p> <p>(i) the proposed means of parking delineation; and</p> <p>(j) the provisions of Australian Standard AS 2890.1:2004 - Parking facilities, Part 1: Off-street car parking and AS 2890.2 -2002 Parking facilities, Part 2: Off-street commercial vehicle facilities.</p>	<p><i>direction and has an existing vehicular access which will be upgraded to meet the required standard.</i></p> <p><i>The proposal meets the Acceptable solution A1.1.</i></p>
---	---	---

<p>Parking spaces provided for use by persons with a disability must satisfy the following:</p> <p>(a) be located as close as practicable to the main entry point to the building;</p> <p>(b) be incorporated into the overall car park design; and</p> <p>(c) be designed and constructed in accordance with Australian/New Zealand Standard AS/NZS 2890.6:2009 Parking facilities, Off-street parking for people with disabilities.</p>		
---	--	--

C2.6 Development Standards for Buildings and Works
C2.6.3 Number of accesses for vehicles
 Objective: That:

(a) access to land is provided which is safe and efficient for users of the land and all road network users, including but not limited to drivers, passengers, pedestrians and cyclists by minimising the number of vehicle accesses;

(b) accesses do not cause an unreasonable loss of amenity of adjoining uses; and

(c) the number of accesses minimise impacts on the streetscape.

Acceptable Solutions	Performance Criteria	OFFICER COMMENT
<p>A1</p> <p>The number of accesses provided for each frontage must:</p> <p>(a) be no more than 1; or</p> <p>(b) no more than the existing number of accesses, whichever is the greater.</p>	<p>P1</p> <p>The number of accesses for each frontage must be minimised, having regard to:</p> <p>(a) any loss of on-street parking; and</p> <p>(b) pedestrian safety and amenity;</p> <p>(c) traffic safety;</p> <p>(d) residential amenity on adjoining land; and</p> <p>(e) the impact on the streetscape.</p>	<p><i>The proposal meets the Acceptable solution A1.</i></p>
<p>A2</p> <p>Within the Central Business Zone or in a</p>	<p>P2</p> <p>Within the Central Business Zone or in a</p>	<p><i>A2 is not applicable as the development is not</i></p>

<p>pedestrian priority street no new access is provided unless an existing access is removed.</p>	<p>pedestrian priority street, any new accesses must:</p> <p>(a) not have an adverse impact on:</p> <p>(i) pedestrian safety and amenity; or</p> <p>(ii) traffic safety; and</p> <p>(b) be compatible with the streetscape.</p>	<p><i>located in the Central Business Zone.</i></p>
---	---	---

C3.0 Road and Railway Assets Code

The purpose of the Road and Railway Assets Code is:

- To protect the safety and efficiency of the road and railway networks; and
- To reduce conflicts between sensitive uses and major roads and the rail network.

This code applies to a use or development that:

- will increase the amount of vehicular traffic or the number of movements of vehicles longer than 5.5m using an existing vehicle crossing or private level crossing;
- will require a new vehicle crossing, junction or level crossing; or
- involves a subdivision or habitable building within a road or railway attenuation area if for a sensitive use

C3.5 Use Standards C3.5.1 Traffic generation at a vehicle crossing, level crossing or new junction Objective: To minimise any adverse effects on the safety and efficiency of the road or rail network from vehicular traffic generated from the site at an existing or new vehicle crossing or level crossing or new junction.		
Acceptable Solutions	Performance Criteria	OFFICER COMMENT
<p>A1 For a category 1 road or a limited access road, vehicular traffic to and from the site will not require:</p> <ol style="list-style-type: none"> a new junction; a new vehicle crossing; or a new level crossing. <p>A1.2 For a road, excluding a category 1 road or a limited access road, written consent for a new junction, vehicle crossing, or level crossing to serve the use and development has been issued by the road authority.</p> <p>A1.3</p>	<p>P1 Vehicular traffic to and from the site must minimise any adverse effects on the safety of a junction, vehicle crossing or level crossing or safety or efficiency of the road or rail network, having regard to:</p> <ol style="list-style-type: none"> any increase in traffic caused by the use; the nature of the traffic generated by the use; the nature of the road; 	<p><i>A1 does not apply, no new vehicle crossing or level crossing is required.</i></p> <p><i>A1.2 does not apply, no new vehicle crossing or level crossing is required.</i></p>

<p>For the rail network, written consent for a new private level crossing to serve the use and development has been issued by the rail authority.</p> <p>A1.4 Vehicular traffic to and from the site, using an existing vehicle crossing or private level crossing, will not increase by more than:</p> <p>(a) the amounts in Table C3.1; or</p> <p>(b) allowed by a licence issued under Part IVA of the <i>Roads and Jetties Act 1935</i> in respect to a limited access road.</p> <p>A1.5 Vehicular traffic must be able to enter and leave a major road in a forward direction.</p>	<p>(d) the speed limit and traffic flow of the road;</p> <p>(e) any alternative access to a road;</p> <p>(f) the need for the use;</p> <p>(g) any traffic impact assessment; and</p> <p>(h) any advice received from the rail or road authority.</p>	<p><i>A1.3 does not apply, no new vehicle crossing or level crossing is required.</i></p> <p><i>Acceptable Solution A1.4 cannot be met; therefore, the proposal is assessed against the Performance Criteria.</i></p> <p><i>The proposal will add some 14 vehicles per weekday to the existing traffic on Lovely Banks Road, which an increase of up to some 50% on the present use.</i></p> <p><i>A TIA prepared by a qualified traffic engineer is supplied with the EIS and recommend the existing vehicular be upgraded to meet Rural Property Access, adjusted for two-way use.</i> <i>This recommendation is included in the Conditions of the Planning Permit.</i></p> <p><i>The proposal meets the Performance Criteria P1.4.</i></p> <p><i>A1.5 does not apply, Lovely Banks Road is not a major road.</i></p>
---	--	---

CONCLUSION

The report has assessed a Development Application for a Compost Facility and Associated Works at ‘Somerton’ 923 Lovely Banks Road, Colebrook.

The proposal has been found to comply with all the relevant standards of the Agriculture Zone and the applicable Codes of the Tasmanian Planning Scheme – Southern Midlands.

It is recommended that the Application be approved and a Permit issued with conditions and advice.

RECOMMENDATION

THAT, in accordance with the provisions of the *Tasmanian Planning Scheme - Southern Midlands* and section 57 of the *Land Use Planning & Approvals Act 1993*, Council APPROVE the Development Application (DA2500091) for Compost Facility and Associated Works at ‘Somerton’ 923 Lovely Banks Road, Colebrook (CT 134018/1), owned by R C Jones subject to conditions detailed below.

CONDITIONS – Part A (Council Permit)

Concordance with the application and permit conditions:

- (1) The use or development must be carried out substantially in accordance with the application for planning approval, the endorsed drawings and reports and with the conditions of this permit and must not be altered or extended without the further written approval of Council or, as necessary, the Environmental Protection Authority.

Environmental Protection Authority – Conditions of Approval:

- (2) The entity responsible for the approved compost activity (referred to in this permit as the Operator) must comply with the conditions contained in Schedule 2 Permit Part B, which the Board of the Tasmanian Environmental Protection Authority has required the planning authority to include in the permit, pursuant to section 25(5) of the Environmental Management and Pollution Control Act 1994.

Amenity

- (3) All external metal building surfaces of the approved development must be clad in non-reflective pre-coated metal sheeting, or painted to the satisfaction of the Council’s Manager Development and Environmental Services.

Parking and Access

- (4) The internal access road, parking and associated turning, loading and unloading areas servicing the development must be designed and constructed to the satisfaction of Council’s Manager Infrastructure & Works and must include:
 - a. adequate turning space on site to allow vehicles to enter and leave the site in a forward direction;
 - b. an all-weather pavement;
 - c. passing bays; and
 - d. stormwater drainage.
- (5) The internal driveway accessing the compost facility is to be constructed and maintained to avoid erosion and sediment transfer or de-stabilisation of the soil on site, or on adjacent properties, and be to the standard required by Council’s Manager Infrastructure & Works.
- (6) All areas set-aside for parking and associated turning, loading and unloading areas and access must be completed prior to cartage of any materials pursuant to the approved compost activity and must continue to be maintained to the satisfaction of Council’s Manager Infrastructure & Works.

- (7) The existing access on Lovely Banks Road must be upgraded and constructed in accordance with LGAT Standard Drawing TSD-R05-v3 “Truck Access to Rural Properties ‘Type A’” (including new culvert and headwalls) and per the approved Traffic Impact Assessment prepared by Terry Eaton, dated November 2022 and be to the satisfaction of Council’s Manager Infrastructure & Works.
- (8) Truck turning signs shall be installed on either side of the access on Lovely Banks Road, with exact locations to be confirmed by Council’s Manager Infrastructure & Works.
- (9) Any damage to Council’s infrastructure, as a consequence of any of the works associated with this development, shall be repaired by the Operator at the Operator’s expense.

Stormwater

- (10) Stormwater produced by the approved use and development must be retained and disposed of on-site in accordance with a Certificate of Likely Compliance or Plumbing Permit issued by the Permit Authority in accordance with the *Building Act 2016* (Tas).

Wastewater

- (11) Wastewater (including sewage) produced by the approved use and development must discharge to and be managed by an on-site waste disposal system in accordance with a Certificate of Likely Compliance or Plumbing Permit issued by the Permit Authority in accordance with the *Building Act 2016* (Tas).

Construction amenity

- (12) The approved development must only be carried out between the following hours unless otherwise approved in advance by Council’s Manager Development and Environmental Services:

Monday to Friday	7:00 a.m. to 6:00 p.m. (inclusive)
Saturday	8:00 a.m. to 6:00 p.m. (inclusive)
Sunday and State-wide public holidays	10:00 a.m. to 6:00 p.m. (inclusive)

- (13) All works associated with the development of the Site must be carried out in a manner that does not unreasonably cause injury to, or unreasonably prejudice or affect the amenity, function and safety of, any adjoining or adjacent land, and of any person therein or in the vicinity thereof, by reason of the:
 - a) emission of noise, artificial light, vibration, odour, fumes, smoke, vapour, steam, ash, dust, wastewater, waste products, grit or similar;
 - b) transportation of materials, goods and commodities to and from the Site;
 - c) obstruction of any public footway or highway; or
 - d) appearance of any building, works or materials.
- (14) Any accumulation of vegetation, building debris or other unwanted material must be disposed of by removal from the Site in an approved manner. No burning of any materials on site will be permitted unless first approved in writing by Council’s Manager Development and Environmental Services.
- (15) Public roadways and/or footpaths must not be used for the:
 - a) storage of any construction materials or wastes;
 - b) loading/unloading of any vehicle or equipment; or

- c) carrying out of any work, process or tasks associated with the project during the construction period, or otherwise.
- (16) The developer must make good and/or clean any footpath, road surface, drain, culvert or other like matter damaged, soiled or obstructed by the development, to the satisfaction of Council's Municipal Engineer.

THE FOLLOWING ADVICE APPLIES TO THIS PERMIT

- A. Subject to subsections 53(3), 53(4) and 53(6) of the *Land Use Planning and Approvals Act 1993* (Tas), this permit takes effect at the expiration of 14 days from the day on which the notice of the granting of this permit was served on all persons who have a right of appeal (*Land Use Planning and Approvals Act 1993* (Tas), subsection 53(1)).
- B. Pursuant to subsection 57(7) of the *Land Use Planning and Approvals Act 1993* (Tas), this permit remains in effect until it:
- a) lapses under subsection 53(5) of the *Land Use Planning and Approvals Act 1993* (Tas); or
 - b) expires as a result of a condition or restriction contained in this permit; or
 - c) is cancelled under section 65G of the *Land Use Planning and Approvals Act 1993* (Tas).
- C. This planning permit is in addition to the requirements of the *Building Act 2016* (Tas). Approval in accordance with the *Building Act 2016* (Tas) may be required prior to works commencing. A copy of the *Directors Determination – categories of Building Work and Demolition Work* is available via the CBOS website: *Director's Determination - Categories of Building and Demolition Work* (PDF, 504.4 KB) or for Low Risk Building Work information go to: *Consumer Guide to Low Risk Building and Plumbing Work*.
- D. This permit does not imply that any other approval required under any other legislation, by-law or other regulatory regime has been granted.
- E. This permit does not take effect until all other approvals required for the use or development to which the permit relates have been granted (*Land Use Planning and Approvals Act 1993* (Tas), subsection 53(4)).
- F. The issue of this permit does not ensure compliance with the provisions of the *Threatened Species Protection Act 1995* (Tas) or the *Environmental Protection and Biodiversity Protection Act 1999* (Cth). The applicant may be liable to complaints in relation to any non-compliance with these Acts and may be required to apply to the Threatened Species Unit of the Department of Tourism, Arts and the Environment or the Commonwealth Minister for a permit.
- G. The issue of this permit does not ensure compliance with the provisions of the *Aboriginal Relics Act 1975* (Tas). If any aboriginal sites or relics are discovered on the land, stop work and immediately contact the Tasmanian Aboriginal Land Council and Aboriginal Heritage Unit of the Department of Tourism, Arts and the Environment. Further work may not be permitted until a permit is issued in accordance with the *Aboriginal Relics Act 1975* (Tas).
- H. The operator is required to apply to NRE for a dam works permit.

DECISION

Moved by Clr B Campbell, seconded by Clr D Blackwell

THAT , in accordance with the provisions of the *Tasmanian Planning Scheme - Southern Midlands* and section 57 of the *Land Use Planning & Approvals Act 1993*, Council **APPROVE** the Development Application (DA2500091) for Compost Facility and Associated Works at ‘Somerton’ 923 Lovely Banks Road, Colebrook (CT 134018/1), owned by R C Jones subject to conditions detailed below.

CONDITIONS – Part A (Council Permit)

Concordance with the application and permit conditions:

- (1) The use or development must be carried out substantially in accordance with the application for planning approval, the endorsed drawings and reports and with the conditions of this permit and must not be altered or extended without the further written approval of Council or, as necessary, the Environmental Protection Authority.

Environmental Protection Authority – Conditions of Approval:

- (2) The entity responsible for the approved compost activity (referred to in this permit as the Operator) must comply with the conditions contained in Schedule 2 Permit Part B, which the Board of the Tasmanian Environmental Protection Authority has required the planning authority to include in the permit, pursuant to section 25(5) of the Environmental Management and Pollution Control Act 1994.

Amenity

- (3) All external metal building surfaces of the approved development must be clad in non-reflective pre-coated metal sheeting, or painted to the satisfaction of the Council’s Manager Development and Environmental Services.

Parking and Access

- (4) The internal access road, parking and associated turning, loading and unloading areas servicing the development must be designed and constructed to the satisfaction of Council’s Manager Infrastructure & Works and must include:
 - a. adequate turning space on site to allow vehicles to enter and leave the site in a forward direction;
 - b. an all-weather pavement;
 - c. passing bays; and
 - d. stormwater drainage.
- (5) The internal driveway accessing the compost facility is to be constructed and maintained to avoid erosion and sediment transfer or de-stabilisation of the soil on site, or on adjacent properties, and be to the standard required by Council’s Manager Infrastructure & Works.
- (6) All areas set-aside for parking and associated turning, loading and unloading areas and access must be completed prior to cartage of any materials pursuant to the approved compost activity and must continue to be maintained to the satisfaction of Council’s Manager Infrastructure & Works.

- (7) The existing access on Lovely Banks Road must be upgraded and constructed in accordance with LGAT Standard Drawing TSD-R05-v3 “Truck Access to Rural Properties ‘Type A’” (including new culvert and headwalls) and per the approved Traffic Impact Assessment prepared by Terry Eaton, dated November 2022 and be to the satisfaction of Council’s Manager Infrastructure & Works.
- (8) Truck turning signs shall be installed on either side of the access on Lovely Banks Road, with exact locations to be confirmed by Council’s Manager Infrastructure & Works.
- (9) Any damage to Council’s infrastructure, as a consequence of any of the works associated with this development, shall be repaired by the Operator at the Operator’s expense.

Stormwater

- (10) Stormwater produced by the approved use and development must be retained and disposed of on-site in accordance with a Certificate of Likely Compliance or Plumbing Permit issued by the Permit Authority in accordance with the *Building Act 2016* (Tas).

Wastewater

- (11) Wastewater (including sewage) produced by the approved use and development must discharge to and be managed by an on-site waste disposal system in accordance with a Certificate of Likely Compliance or Plumbing Permit issued by the Permit Authority in accordance with the *Building Act 2016* (Tas).

Construction amenity

- (12) The approved development must only be carried out between the following hours unless otherwise approved in advance by Council’s Manager Development and Environmental Services:

Monday to Friday	7:00 a.m. to 6:00 p.m. (inclusive)
------------------	------------------------------------

Saturday	8:00 a.m. to 6:00 p.m. (inclusive)
----------	------------------------------------

Sunday and State-wide public holidays	10:00 a.m. to 6:00 p.m. (inclusive)
---------------------------------------	-------------------------------------

- (13) All works associated with the development of the Site must be carried out in a manner that does not unreasonably cause injury to, or unreasonably prejudice or affect the amenity, function and safety of, any adjoining or adjacent land, and of any person therein or in the vicinity thereof, by reason of the:
 - a) emission of noise, artificial light, vibration, odour, fumes, smoke, vapour, steam, ash, dust, wastewater, waste products, grit or similar;
 - b) transportation of materials, goods and commodities to and from the Site;
 - c) obstruction of any public footway or highway; or
 - d) appearance of any building, works or materials.
- (14) Any accumulation of vegetation, building debris or other unwanted material must be disposed of by removal from the Site in an approved manner. No burning of any materials on site will be permitted unless first approved in writing by Council’s Manager Development and Environmental Services.
- (15) Public roadways and/or footpaths must not be used for the:
 - a) storage of any construction materials or wastes;
 - b) loading/unloading of any vehicle or equipment; or

- c) carrying out of any work, process or tasks associated with the project during the construction period, or otherwise.
- (16) The developer must make good and/or clean any footpath, road surface, drain, culvert or other like matter damaged, soiled or obstructed by the development, to the satisfaction of Council's Municipal Engineer.

THE FOLLOWING ADVICE APPLIES TO THIS PERMIT

- A. Subject to subsections 53(3), 53(4) and 53(6) of the *Land Use Planning and Approvals Act 1993* (Tas), this permit takes effect at the expiration of 14 days from the day on which the notice of the granting of this permit was served on all persons who have a right of appeal (*Land Use Planning and Approvals Act 1993* (Tas), subsection 53(1)).
- B. Pursuant to subsection 57(7) of the *Land Use Planning and Approvals Act 1993* (Tas), this permit remains in effect until it:
 - a) lapses under subsection 53(5) of the *Land Use Planning and Approvals Act 1993* (Tas); or
 - b) expires as a result of a condition or restriction contained in this permit; or
 - c) is cancelled under section 65G of the *Land Use Planning and Approvals Act 1993* (Tas).
- C. This planning permit is in addition to the requirements of the *Building Act 2016* (Tas). Approval in accordance with the *Building Act 2016* (Tas) may be required prior to works commencing. A copy of the *Directors Determination – categories of Building Work and Demolition Work* is available via the CBOS website: *Director's Determination - Categories of Building and Demolition Work* (PDF, 504.4 KB) or for Low Risk Building Work information go to: *Consumer Guide to Low Risk Building and Plumbing Work*.
- D. This permit does not imply that any other approval required under any other legislation, by-law or other regulatory regime has been granted.
- E. This permit does not take effect until all other approvals required for the use or development to which the permit relates have been granted (*Land Use Planning and Approvals Act 1993* (Tas), subsection 53(4)).
- F. The issue of this permit does not ensure compliance with the provisions of the *Threatened Species Protection Act 1995* (Tas) or the *Environmental Protection and Biodiversity Protection Act 1999* (Cth). The applicant may be liable to complaints in relation to any non-compliance with these Acts and may be required to apply to the Threatened Species Unit of the Department of Tourism, Arts and the Environment or the Commonwealth Minister for a permit.
- G. The issue of this permit does not ensure compliance with the provisions of the *Aboriginal Relics Act 1975* (Tas). If any aboriginal sites or relics are discovered on the land, stop work and immediately contact the Tasmanian Aboriginal Land Council and Aboriginal Heritage Unit of the Department of Tourism, Arts and the Environment. Further work may not be permitted until a permit is issued in accordance with the *Aboriginal Relics Act 1975* (Tas).
- H. The operator is required to apply to NRE for a dam works permit.

CARRIED

DECISION		
Councillor	Vote FOR	Vote AGAINST
Mayor E Batt	✓	
Deputy Mayor K Dudgeon	✓	
Clr A E Bisdee OAM	✓	
Clr D Blackwell	✓	
Clr B Campbell	✓	
Clr D Fish	✓	

Mayor E Batt returned to the meeting 10.31 a.m. and resumed the chair.

The General Manager entered the meeting at 10.46 a.m.

12.1.2 Application to Amend the Planning Scheme (Reference DA2500/105), 20 Interlaken Road, Oatlands (CT44807/6, CT20462/5)

Agenda Item 12.1.2 was withdrawn at the request of the applicant.

DECISION

Moved by Cllr A E Bisdee OAM, seconded by Deputy Mayor K Dudgeon

THAT Agenda Item 12.1.2 be withdrawn from the meeting at the request of the applicant.

CARRIED

DECISION		
Councillor	Vote FOR	Vote AGAINST
Mayor E Batt	✓	
Deputy Mayor K Dudgeon	✓	
Cllr A E Bisdee OAM	✓	
Cllr D Blackwell	✓	
Cllr B Campbell	✓	
Cllr D Fish	✓	

12.2 Subdivisions

Nil.

12.3 Municipal Seal (Planning Authority)

Nil.

12.4 Planning (Other)

12.4.1 Potential Dark Sky Reserve

Author: COUNCIL PLANNING CONSULTANT (DAMIAN MACKEY)

Date: 21 JANUARY 2026

Attachment(s):

District Council of Yankalilla, Dark Sky Lighting Policy – Carrickalinga, (South Australia)

PURPOSE

The purpose of this report is to set out a process to investigate the proposal for an internationally recognised 'Dark Sky Reserve' in part (or all) of the Southern Midlands Municipal Area in conjunction with Central Highlands Council.

BACKGROUND

Central Highlands Council has initiated and investigation into the potential for some or all of its Municipal Area becoming and 'International Dark Sky Reserve'.

This represents an opportunity for Southern Midlands Council to consider cooperating to achieve a larger combined area.

'Dark Sky Reserve' is a status bestowed by Dark Sky International on areas meeting certain criteria including very low levels of night sky light pollution and a commitment by the community to minimise future light pollution. The definition is as follows:

An International Dark Sky Reserve (IDSR) is a public or private land of substantial size (at least 700 km², or about 173,000 acres) possessing an exceptional or distinguished quality of starry nights and nocturnal environment, and that is specifically protected for its scientific, natural, educational, cultural heritage, and/or public enjoyment.

The IDSR consists of two regions:

- 1) A "core" area meeting the minimum criteria for sky quality and natural darkness, and*
- 2) A "peripheral" or "buffer" area that supports dark sky values in the core and receives similar benefits.*

The IDSR is formed through a partnership of landowners and/or administrators that recognize the value of the natural nighttime environment through regulations, formal agreements, and long term planning. The core and the peripheral zone together are referred to collectively as the "Reserve" and "IDSR" in this document.

The Dark Sky Reserve status needs to come with a level of statutory protection, aimed at minimising night sky light pollution.

Other categories exist:

‘Dark Sky Sanctuary’ is the highest level but generally only attainable for large publicly owned reserved areas. Destination Southern Tasmania is pursuing this status for Tasmania’s World Heritage Area.

‘Dark Sky Park’ is a lower level designation wherein compliance is essentially voluntary, and does not come with the same kudos and ‘pulling power’ in terms of international tourism.

Pursuing Dark Sky Reserve status would be a substantial and lengthy process, and would involve extensive consultation with stakeholders, the community and potential partner organisations.

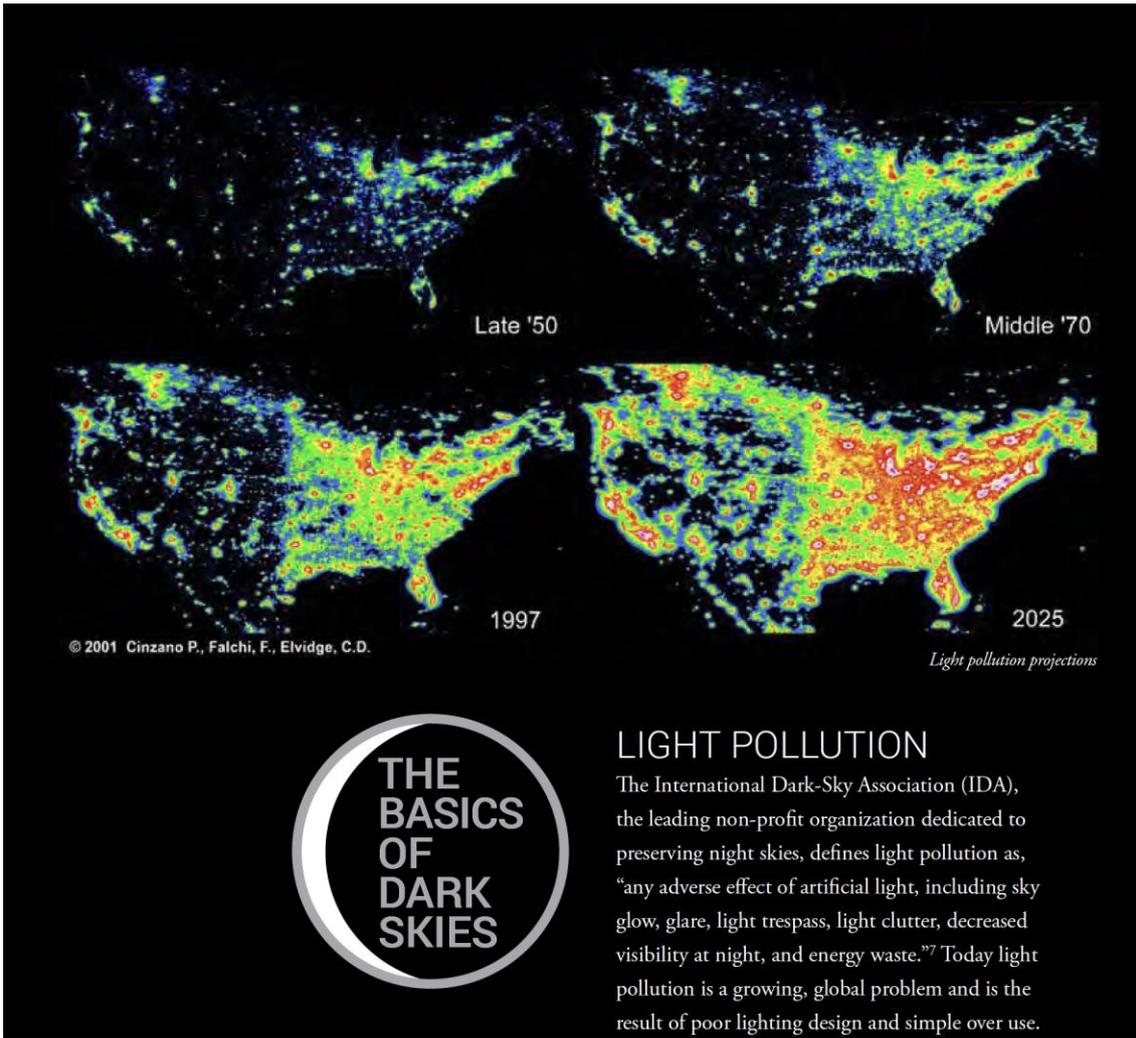
WHY SEEK TO BECOME A DARK SKY RESERVE?

1. Astro-Tourism:

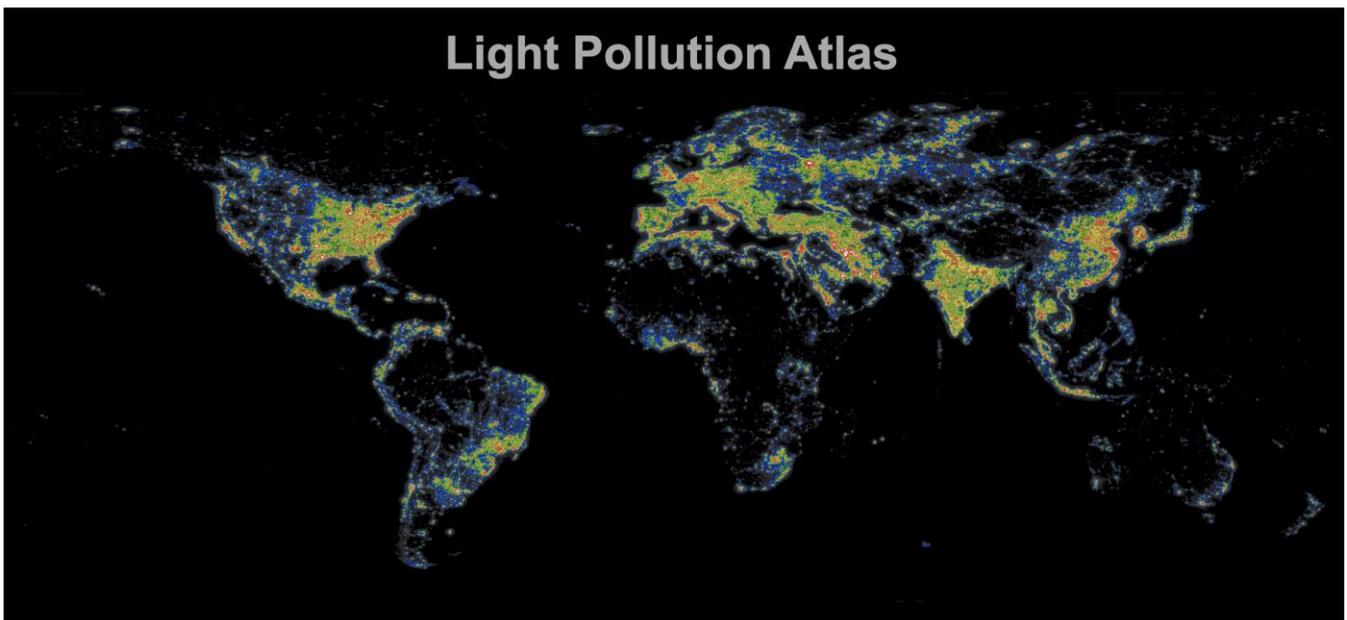
- Dark sky visitor experiences.
- Direct impact on tourism numbers.
- International recognition & tourism marketing.
- Few places in the world can do this well. There are only 22 such reserves in the world.
- Adds to Tasmania’s overall visitor experience.
- Accords with Brand Tasmania values and Tourism Tasmania promotions including nature-based tourism.
- Drives regional tourism (out of metro Hobart).
- Drives overnight stays in rural areas.

Astro-Tourism Drivers:

- Nearly 80% of Americans can no longer see the Milky Way due to light pollution. (Source: New World Atlas of Artificial Night Sky Brightness).
- This is the same for much of Europe and large parts of Asia.



Light pollution in North America has increase dramatically in recent decades.



In most of North America, Europe and large parts of Asia, the Milky Way is no longer visible and people are travelling in ever greater numbers to experience the night sky.

In Tasmania, we have a natural competitive advantage.

2. **Wildlife Benefits:**

- Nocturnal animals, moths and birds, etc. are being negatively impacted in many parts of the world by night sky light pollution.

3. **Human benefit: Circadian Rhythm:**

- Light is the most significant external cue for the circadian system. Exposure to light signals the brain to be awake, while darkness triggers the release of hormones like melatonin, which promotes sleep.

EXAMPLE: AORAKI MACKENZIE DARK SKY RESERVE, NEW ZEALAND

One of the world's Dark Sky Reserves is in New Zealand, in a similar situation to the Central Highlands / Southern Midlands area. It serves as a good real-world example of how a Reserve might be set up and managed in rural Tasmania.

Purpose of the Aoraki Mackenzie Dark Sky Reserve:

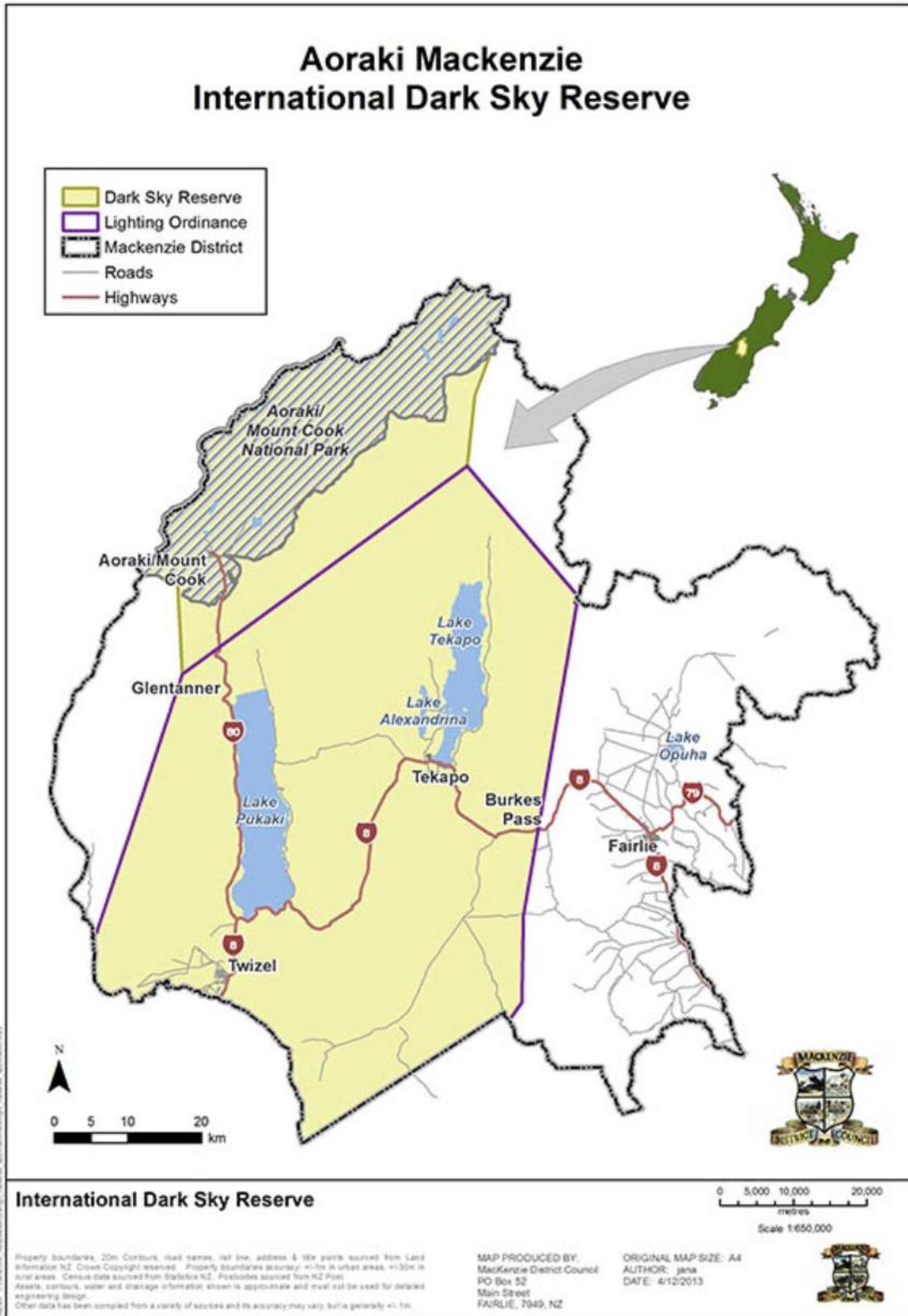
To preserve night sky quality: The regulations are designed to maintain the area's exceptionally dark skies, which are ranked at a level 2 on the [Bortle Dark-Sky Scale](#).

To support astronomical research: These lighting controls help minimize light pollution, which is crucial for the nearby [Mount John Observatory](#).

To promote tourism: The clear, dark skies make the area a major draw for stargazing tourists.

To protect the environment: The regulations also help conserve energy and protect local wildlife.

Location of the Aoraki Mackenzie Dark Sky Reserve



Tourism Promotion within the Aoraki Mackenzie Dark Sky Reserve:



Regulations within the Aoraki Mackenzie Dark Sky Reserve:

For ‘International Dark Sky Reserve’ status to be awarded, there needs to be some form of regulatory protection. In Tasmania this could potentially be through a planning scheme code or specific area plan overlay.

For the Aoraki Mackenzie Dark Sky Reserve, an overlay exists in the New Zealand equivalent of the Planning Scheme (the District Plan) which requires new development to comply with certain lighting requirements. The detailed regulatory wording is not repeated here, but the ‘plain English’ explanation, as provided on their website, is as follows:

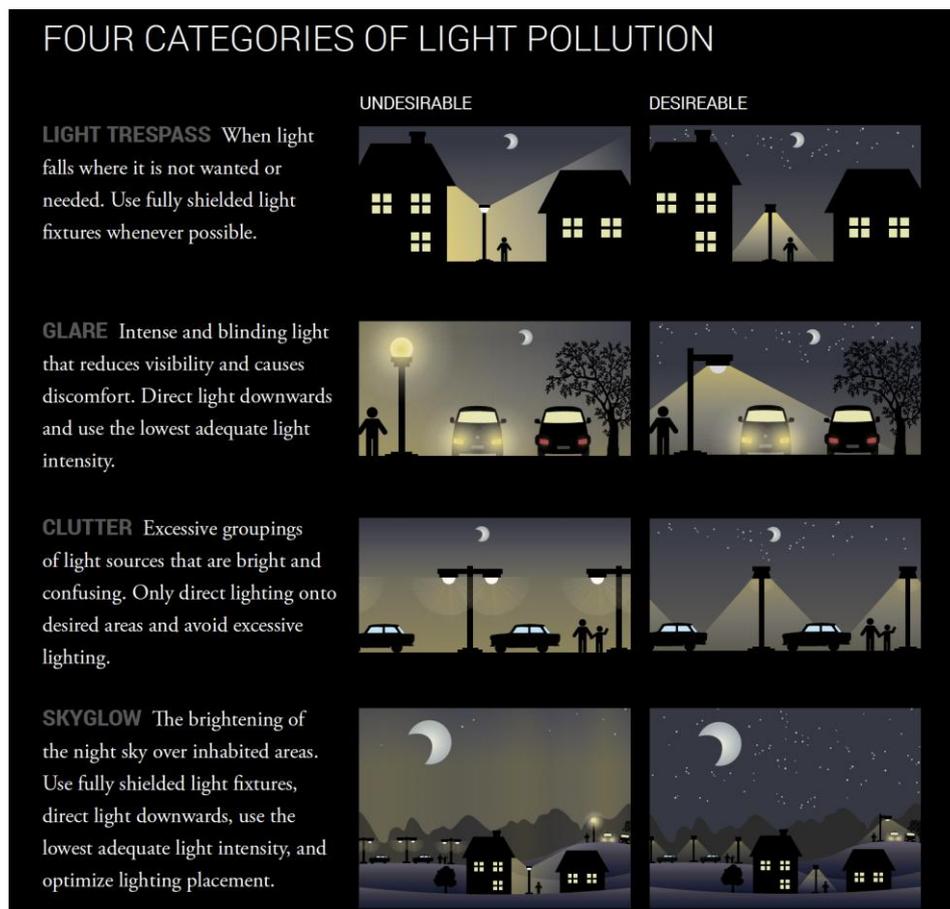
Fully shielded lights: All new outdoor light fittings must be fully shielded, meaning they can only shine light downwards.

Limited blue light: There are restrictions on the amount of blue-light emissions from outdoor lighting.

Mandatory for all properties: These regulations apply to both public and private property.

Note that for existing external lighting, a cooperative approach is needed to assist / convince private property owners with any non-compliant lights to upgrade.

Compliance is not significantly onerous. It’s just a matter of the right lights:



An Australian/New Zealand Standard exists that includes detailed specifications. This could be adopted through a planning scheme overlay attached to a code or specific area plan.

Governance of the Aoraki Mackenzie Dark Sky Reserve

The Aoraki Mackenzie Dark Sky Reserve is not managed by the local Council but by a separate legal entity with a Board made up of representatives from key stakeholders and people with particular expertise.

Information is currently being sought on the details.

COUNCIL CAN SET AN EXAMPLE

If Council is to pursue this path, there are a number of actions that it can take in the first instance, including:

- Adopting a Council policy. (Refer example in Attachment 1)
- Promoting the concept, particularly the benefits.

BISDEE TIER UNIVERSITY OF TASMANIA TELESCOPE FACILITY

Southern Midlands contains the University of Tasmania telescope facility at Bisdee Tier. The University (Dr Andrew Cole) has advised the University would welcome the extension of any Central Highlands Dark Sky Reserve into Southern Midlands to protect the dark sky around the facility into the long term.

RECENT LGAT RESOLUTION

At the recent Local Government Association of Tasmania conference, the following resolution (proposed by Central Highlands Council) was endorsed:

THAT the Local Government Association of Tasmania lobby the State Government on behalf of all 29 Councils, to create Dark Sky Planning Guidelines, over the whole of Tasmania including the Islands.

This is welcome as, if achieved, it would establish a baseline for encouraging the protection of the night sky from unnecessary light pollution across the State.

It would not be same thing as an internationally recognised Dark Sky Reserve and would not have the same attraction.

The larger population centres would not be able to meet the requirements and the opportunity would only be open to the more sparsely populated areas such as Central Highlands and Southern Midlands.

Under the guidelines, Dark Sky Reserves need to be surrounded by a buffer zone wherein there are lesser standards. The LGAT decision if implemented would help a Central Highlands – Southern Midlands Dark Sky Reserve achieve the required surrounding buffer zone.

A WAY FORWARD: STAGE 1 - INVESTIGATION:

If Council is of a mind to explore this proposal, the following steps are recommended as a first stage:

1. Form a small informal Council working group.
2. Using other Australian council policies as a starting point, draft a Council Policy for Council's own lighting, to be brought back to a Council meeting for consideration / confirmation.
3. Undertake initial consultation with stakeholders, including tourism operators.
4. Investigate governance and funding models, such as that for New Zealand's Aoraki Mackenzie Dark Sky Reserve. (Council is awaiting information that has been requested from them.)
5. Consult with potential partners:

- a. Neighbouring like-minded Councils, particularly Central Highlands.
- b. Destination Southern Tasmania, (currently pushing for the World Heritage Area to be an International Dark Sky Sanctuary).
- c. Office of the Coordinator General, (expressing preliminary interest in the economic benefits of a Dark Sky Reserve).
- d. The University of Tasmania.
- e. Dark Sky Tasmania.
- f. Dark Sky International, (the approving entity).
- g. The State Planning Office / Tasmanian Planning Commission regarding potential regulatory options for controlling light pollution.

The above will require Council officer time.

It is proposed that an allowance be made for one day per fortnight until the March Council meeting.

A progress report would then be provided to Council, which would include:

- Potential governance models.
- Potential funding models.
- Implementation issues:
 - Resources needed to apply for International Dark Sky Reserve Status.
 - Statutory mechanisms to establish requirements for new development to comply with light pollution minimisation standards.
- Appetite amongst potential partners to be involved in a governance entity.
- Costs to Council if the initiative is progress to the next stage.
- Details of the next stage, which is likely to include broad community consultation.
- Other relevant matters.

RECOMMENDATION

THAT the proposal to investigate obtaining International Dark Sky Reserve status for all or part of the Southern Midlands Municipal Area be investigated, as outlined above in 'A Way Forward: Stage 1 - Investigation'.

DECISION

Moved by Cllr A E Bisdee OAM, seconded by Deputy Mayor K Dudgeon

THAT the proposal to investigate obtaining International Dark Sky Reserve status for all or part of the Southern Midlands Municipal Area be investigated, as outlined above in 'A Way Forward: Stage 1 - Investigation'.

CARRIED

DECISION		
Councillor	Vote FOR	Vote AGAINST
Mayor E Batt	✓	
Deputy Mayor K Dudgeon	✓	
Cllr A E Bisdee OAM	✓	
Cllr D Blackwell	✓	
Cllr B Campbell		✓
Cllr D Fish	✓	

12.4.2 Bagdad Mangalore Structure Planning Project

Author: COUNCIL PLANNING CONSULTANT (DAMIAN MACKEY)

Date: 22 JANUARY 2026

Attachment(s)

Bagdad-Mangalore Structure Plan – January 2026

PURPOSE

The purpose of this report is to seek endorsement for the new Bagdad Mangalore Structure Plan.

BACKGROUND

In 2024 Council resolved to initiate a project to develop a new Bagdad-Mangalore Structure Plan, and subsequently appointed a consultant team lead by Jensen Plus following an Expression of Interest process.

Council also established a Project Steering Group, consisting of two elected members, two community representatives and relevant Council officers.

Background work and the first and second phases of community and stakeholder consultation was undertaken in the first half of 2025, and a draft Structure Plan was produced.

This was endorsed by Council in June 2025 to go out for the final phase of community and stakeholder consultation.

Consultation outcomes were collated by the consultant team and considered by the Project Steering Group over a series of workshops in the latter part of 2025 and early 2026. (A delay of several months was incurred whilst awaiting final feedback from TasWater – one of the major stakeholders.)

The outcomes of community consultation are summarised in the Structure Plan document, in Chapter 8 Engagement Summary and associated appendices.

Amendments were made as agreed by the Project Steering Group and a final draft was presented at the Councillor workshop on 19 January 2026, where it was concluded that the document is in order to be submitted to a Council meeting for endorsement.

THE BAGDAD MANGALORE STRUCTURE PLAN

The enclosed Bagdad Mangalore Structure Plan – January 2026 has been developed through the engagement of independent professional planning consultants who worked closely with Council, the community and key stakeholders.

It sets an aspirational vision for the future and includes recommendations for community infrastructure improvements, future spatial layout, and planning scheme amendments.

As such, it will provide Council with clear direction to progress the area into the future.

Once endorsed by Council, work will commence on an implementation plan and associated budget, to be presented to a future Council meeting for consideration.

RECOMMENDATION

THAT: The *Bagdad Mangalore Structure Plan – January 2026*, as enclosed with this report, be endorsed by Council and that the previous *Bagdad Mangalore Structure Plan 2010* be rescinded.

DECISION

Moved by Clr D Fish, seconded by Clr B Campbell

THAT: The *Bagdad Mangalore Structure Plan – January 2026*, as enclosed with this report, be endorsed by Council and that the previous *Bagdad Mangalore Structure Plan 2010* be rescinded.

CARRIED

DECISION		
Councillor	Vote FOR	Vote AGAINST
Mayor E Batt	✓	
Deputy Mayor K Dudgeon	✓	
Clr A E Bisdee OAM	✓	
Clr D Blackwell	✓	
Clr B Campbell	✓	
Clr D Fish	✓	

**[THIS CONCLUDES THE SESSION OF COUNCIL
ACTING AS A PLANNING AUTHORITY]**

DECISION

Moved by Deputy Mayor K Dudgeon, seconded by Clr D Blackwell

THAT Council adjourn for morning tea at 11.05 a.m.

CARRIED

DECISION		
Councillor	Vote FOR	Vote AGAINST
Mayor E Batt	✓	
Deputy Mayor K Dudgeon	✓	
Clr A E Bisdee OAM	✓	
Clr D Blackwell	✓	
Clr B Campbell	✓	
Clr D Fish	✓	

DECISION

Moved by Deputy Mayor K Dudgeon, seconded by Clr D Blackwell

THAT Council reconvene at 11.27 a.m.

CARRIED

DECISION		
Councillor	Vote FOR	Vote AGAINST
Mayor E Batt	✓	
Deputy Mayor K Dudgeon	✓	
Clr A E Bisdee OAM	✓	
Clr D Blackwell	✓	
Clr B Campbell	✓	
Clr D Fish	✓	

13. OPERATIONAL MATTERS ARISING (STRATEGIC THEME – INFRASTRUCTURE)

13.1 Roads

Strategic Plan Reference 1.1
Maintenance and improvement of the standard and safety of roads in the municipal area.

Nil.

13.2 Bridges

Strategic Plan Reference 1.2
Maintenance and improvement of the standard and safety of bridges in the municipality.

Nil.

13.3 Walkways, Cycle Ways and Trails

Strategic Plan Reference 1.3
Maintenance and improvement of the standard and safety of walkways, cycle ways and pedestrian areas to provide consistent accessibility.

Nil.

13.4 Lighting

Strategic Plan Reference 1.4
Ensure adequate lighting based on demonstrated need / Contestability of energy supply.

Nil.

13.5 Buildings

Strategic Plan Reference 1.5
Maintenance and improvement of the standard and safety of public buildings in the municipality.

Nil.

13.6 Sewer / Water and Energy

Strategic Plan Reference(s) 1.6
Increase the capacity of access to reticulated sewerage services / Increase the capacity and ability to access water to satisfy development and Community to have access to reticulated water.

Nil.

13.7 Drainage

Strategic Plan Reference 1.7

Maintenance and improvement of the town storm-water drainage systems.

Nil.

13.8 Waste

Strategic Plan Reference 1.8

Maintenance and improvement of the provision of waste management services to the Community.

Nil.

13.9 Information, Communication Technology

Strategic Plan Reference 1.9

Improve access to modern communications infrastructure.

Nil.

13.10 Officer Reports – Infrastructure & Works

13.10.1 Manager – Infrastructure & Works Report

Author: MANAGER INFRASTRUCTURE & WORKS (DAVID RICHARDSON)

Date: 22 JANUARY 2026

This report outlines the current and upcoming works across the municipality. It provides an overview of ongoing projects, scheduled maintenance, and capital works to improve infrastructure and community facilities.

Roads Program

1. **Maintenance Grading:** Ongoing maintenance grading works will continue throughout the municipality.
2. **Pothole Repairs:** Both sealed and unsealed roads are being addressed for pothole repairs as resources permit.
3. **Culvert Cleaning & Drainage Works:** Drainage and culvert cleaning activities are underway in various locations. These works will continue as weather conditions allow.
4. **Annual Resealing** programme has commenced.
5. **Roads Gravel Re-sheeting** works will continue where required.
6. **Roadside slashing** programme continues throughout the road network.

Current Capital Works

1. **Mood food to Kempton walkway** has commenced construction and will continue.
2. **Campania Football club change rooms are underway.** Works are progressing well. Works on a retaining wall around the oval and stormwater works are to commence shortly.
3. **Church Street Oatlands.** Kerb and gutter including driveway crossovers are being constructed at the southern end of Church Street.
4. **A new stormwater line has been installed** at the junction of Church and High street Oatlands.

Parks and Reserves

1. **Recreation Grounds, Parks & Playgrounds:** Regular maintenance continues on recreation grounds, parks, and playgrounds as required.
2. **Scheduled Playground Inspections:** Inspections are being carried out to ensure compliance with safety and quality standards.

Bridge Works

1. **Bridge Maintenance:** Minor works on several bridges are currently in progress and will continue as required.

Building Services Unit

1. **Council Building Maintenance:** Ongoing maintenance works have been carried out on various council buildings and will continue.
2. **Construction of Campania Football Club Change Room Additions:** Construction work has advanced, wall frames are up and new roof is planned prior to the Christmas break.
3. **Ceiling Repair at Roche Hall:** Repair works are in progress and will continue as resources allow

Planned Works

1. **Road Maintenance:**
 - Drainage and pavement repairs on various roads.
 - Edge break repairs across various roads.
2. **Bridge Maintenance:** Ongoing and planned bridge maintenance repairs.
3. **Kempton-Mood Food Pathway:** Construction works will continue.
4. **Building Maintenance:** Continued maintenance on various council buildings.
5. **Continue with roadside slashing programme.**

Previous Question Raised by Councillor Campbell regarding sight distance issue at Tunnack main road and Black gate road intersection.

The following correspondence was received from the department of state growth.

Hi David,

The following was my response to the recent enquiry:

Following an investigation, as requested by the Minister, I can provide the following information:

- *Black Gate Road/Tunnack Main Road junction is very lightly trafficked, with last recorded annual average daily traffic count of some 460 vehicles.*
- *There have been no reported crashes at this junction in the last 20 years.*
- *Sight distance to the south is restricted by an embankment. To improve driver awareness, I have requested the installation of an advance side road warning sign for northbound traffic. This sign will highlight the presence of the junction to approaching drivers, and installation is expected to occur in early 2026.*

- *The Department has limited funding available for junction upgrades. When prioritising locations for treatment, consideration is given to factors such as reported crash history and traffic volumes. The Department does not currently have any plans to carry out works at the Tunnack Road / Black Gate Road junction.*

QUESTIONS WITHOUT NOTICE TO MANAGER, INFRASTRUCTURE & WORKS

Clr D Fish – questioned whether access to water for maintenance grading / gravel re-sheeting purposes was an issue given the dry conditions?

Manager Infrastructure & Works confirmed that this is an issue but at present, there is only limited maintenance grading being undertaken, and no gravel re-sheeting at the present time.

Deputy Mayor K Dudgeon – Woodsdale Back Road – Poplar Trees – Safety Issue.

Manager Infrastructure & Works to inspect and take appropriate action.

Deputy Mayor K Dudgeon – Lemont Road – Sharp Corner (vicinity of Manning's towards Fonthill) – can a sign be installed to warn motorists of sharp corner.

Manager Infrastructure & Works to inspect and take appropriate action.

Deputy Mayor K Dudgeon – Lake Dulverton Walking Track – vegetation encroaching onto walkway

Clr B Campbell – Tunnack Main Road / Blackgate Road intersection - sight distance issue – made reference to the reply received from the Department of State Growth. Asked whether a vehicle counter can be placed on Blackgate Road to assess the number of vehicles using the junction?

Manager Infrastructure & Works confirmed that the Traffic Counter can be placed on the road.

Clr B Campbell – Guide Posts – commented in relation to the number of guide posts that have been damaged and the work programme to renew or repair.

Manager Infrastructure & Works informed the meeting of the work, health and safety issues associated with replacing a single guide post which prevents ad hoc works and the need to undertake a dedicated programme of works.

Clr B Campbell – Midland Highway, Tunbridge – Southern Entrance (South bound acceleration lane) – any feedback from the Department of State Growth?

Manager Infrastructure & Works informed the meeting that the response received from the DSG confirmed that no funding is available to undertake these improvements.

Clr B Campbell – Road defects (i.e. potholes etc.) – mentioned Stonehenge Road; Inglewood Road and Woodsdale Road.

Manager Infrastructure & Works to inspect and take appropriate action.

Deputy Mayor K Dudgeon – Kempton Recreation Ground (Public Toilets) – made general comment in relation to the standard of the facility.
General Manager indicated that the long-term plan involves demolition and construction of a replacement toilet facility.

RECOMMENDATION

THAT the Infrastructure & Works Report be received and the information noted.

DECISION

Moved by Clr B Campbell, seconded by Clr D Fish

THAT the Infrastructure & Works Report be received and the information noted.

CARRIED

DECISION		
Councillor	Vote FOR	Vote AGAINST
Mayor E Batt	✓	
Deputy Mayor K Dudgeon	✓	
Clr A E Bisdee OAM	✓	
Clr D Blackwell	✓	
Clr B Campbell	✓	
Clr D Fish	✓	

Capital Works Program 2025-2026 Projected Timelines
as at 31 December 2025

Project	Total Project Cost (\$)	2025						2026					
		July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	April	May	June
Road Resheeting													
Road Resheeting Program	590,000												
Road Resealing - Sealed Roads													
Road Resealing Program	360,000												
Sealed Road Edge Breaks													
Various Roads	200,000												
Road Reconstruction & Seal													
Bagdad - Swan Street (700m)	137,000												
Tunnack - Eldon Road (700m)	110,000												
Woodsdale - Woodsdale Road (dig-out)	23,000												
Construct & Seal (Unsealed Roads)													
Mangalore - Blackbrush Road (1.3km section starting from seal Mangalore end)	195,000												
Mt Seymour - Blackgate Road (500m between end of seal & dust suppressant)	85,000												
Oatlands - Bentwick Street	20,000	Deferred pending development application											
Rhyndaston - Rhyndaston Road (1.35km of 2.7km starting at railway line)	202,500												
Other Works													
Bagdad - School Road (Traffic & Safety Improvements)	69,000												
Campania - Car Park Improvements (WIP)	100,000												
Campania - Reeve Street (Reconstruct Retaining Wall - Union St to Lee St)	40,000												
Campania - Structure Plan - Town Gateway and Streetscape	40,000												
Colebrook - Coalmine Bend Road (Redirect Drainage from Train Line - Piping)	25,000												
Oatlands - Hasting Street Junction WIP	15,000												
Oatlands - High Street (Traffic Island)	45,940												
Tunbridge - Main Street (Kerb & Gutter Renewal) WIP	40,000												
Footpaths													
Footpaths - General Streetscapes	46,500												
Bagdad - Midland Highway Pathway (Primary School north to Community Club) WIP	240,000												
Campania - Reeve Street (Hall St to Lee St)	57,740												
Colebrook - Richmond Road Asphaltting	3,500												
Kempton - Burnett Street to Mood Food WIP	425,565												
Kempton - Main Street (Southern End 300m)	75,000												
Oatlands - Church Street (High St to Esplanade both sides - Design Only)	10,000												
Oatlands - Church Street (Sth Parade to William St - north. side - Footpath - 130 m)	30,000												
Parattah - Streetscape (Stage 1)	50,000												
Tunnack - Streetscape (Year 1 of 3) WIP	100,000												

Southern Midlands Council
Minutes – 28th January 2026

Project	Total Project Cost (\$)	2025						2026					
		July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	April	May	June
Public Toilets													
Colebrook - History Room Toilets (Replace Septic Tank)	10,000				■								
Stormwater Drainage													
Bagdad / Mangalore - Hydraulic Assessment (Waterway improvements Bagdad Rec Precinct)	61,625				■	■	■						■
Stormwater System Management Plans (Urban Drainage Act 2013)	50,000				■	■	■		■	■	■		
Oatlands - High Street / Church Street Jct (Pipe Replacement)	15,000				■	■	■		■	■	■		
Oatlands - High Street /Wellington Street Jct (New Pit)	4,000				■	■	■						
Oatlands - Queen Anne St (Pipe into existing Drain)	35,000				■	■	■						
Tourism													
Oatlands - Heritage Interpretation Panel renewal	2,000									■	■		
Heritage													
Jericho - Memorial Avenue - Plaques	20,000									■	■		
Kempton - Memorial Avenue Park - Interps	19,545									■	■		
Melton Mowbray - Recognition plaque JH Bisdee VC OBE (DVA Grant)	8,480			■									
Oatlands - Callington Mill - Structural Repair & External painting	40,000											■	■
Oatlands - Court House (Wall Stabilisation)	100,000												
Oatlands - Gaolers Residence (Chimney Capping [complete] & Fireplace Repairs)	15,000						■			■			
Oatlands - Gaolers Residence (Lighting & Hanging System Upgrade)	5,000		■	■									
Oatlands - Gaolers Residence (Wingwall)	23,000								■	■	■		
Oatlands - Heritage Buildings (Security Upgrades)	10,000												
Oatlands - Heritage Collections Store	10,000												
Oatlands - Roche Hall (Building Improvements for PRISM) WIP	90,000	■	■	■	■	■	■		■	■	■	■	■
Oatlands - Roche Hall Forecourt (Interps - Planning Condition of Approval) WIP	40,000												
Natural													
Campania - Bush Reserve / Cemetery WIP	300,000				■	■	■		■	■			
Chauncy Vale - Day Dawn Cottage Improvements	12,000			■	■	■							
Chauncy Vale - Toilet & Interps Upgrade (Election Commitment)	80,000	■	■	■	■	■			■	■			
Regulatory - Development													
Property Purchase - 10 Barrack Street, Oatlands (Police Residence)	530,000												■
Oatlands - Stanley Street Master Plan	20,000												
Animal Control													
Oatlands - Off-Lead Dog Park	35,000												

Southern Midlands Council
 Minutes – 28th January 2026

Project	Total Project Cost (\$)	2025						2026					
		July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	April	May	June
Recreation													
Building Upgrades (Sites determined following inspections)	50,000												
Playground Upgrades (Sites determined following inspections)	50,000												
Bagdad - Bagdad Community Club (Precinct Plan & Property Transfer)	111,000												
Bagdad - Iden Road Park Development	75,000		Deferred										
Bagdad - Acquisition 1689 Midland Highway Bagdad	309,870												
Campania - Flour Mill Park (Redevelopment)	68,000												
Campania - Recreation Ground (Landscaping & Tiered Seating)	270,000												
Campania - Recreation Ground (All abilities Car Parking)	26,750												
Campania - Recreation Ground (Upgrade Change rooms)	1,100,000												
Colebrook - Hall (Windows, Ramps, Double Doors)	10,000												
Kempton - Carriage Shed (External Repair & Repainting)	11,700												
Kempton - Recreation Ground (Site Dev)	24,250												
Kempton - Recreation Ground (Cricket Net, basket ball / pickle ball court)	80,000												
Melton Mowbray - Streetscape Works (Trough / Shelter etc)	90,000												
Oatlands - Aquatic Centre (Outdoor Area Seating)	4,000												
Oatlands - Aquatic Centre (Learn to Swim Equipment)	2,000												
Oatlands - Aquatic Centre (Gymnasium Equipment Upgrade)	5,000												
Oatlands - Aquatic Centre (Female Change Rooms / Shower Cubicles)	10,000												
Oatlands - Aquatic Centre (Pump Replacement)	10,000												
Oatlands - Gay Street, Hall (Air Lock & Heating) [heating complete, air lock to do]	40,000												
Oatlands - Gay Street, Hall (Kitchen Floor Repairs / Underpinning)	8,000												
Oatlands - Midlands Community Centre (External Painting - Front of Building)	8,000												
Oatlands - Old Swimming Pool (Staged demolition)	62,889												
Runnymede - Recreation Ground (Pitch Renewal)	8,000												
Tunnack - Recreation Ground (Kiosk Removal)	8,000												
Tunnack - Recreation Ground (Toilet Block Painting)	4,000												
Woodsdale Recreation Ground	45,000												
Legend													
Scheduled	Infrastructure & Works							Heritage Projects					
Completed	Infrastructure & Works							Heritage Projects					

14. OPERATIONAL MATTERS ARISING (STRATEGIC THEME – GROWTH)

14.1 Residential

Strategic Plan Reference 2.1

Increase the resident, rate-paying population in the municipality.

Nil.

14.2 Tourism

Strategic Plan Reference 2.2

Increase the number of tourists visiting and spending money in the municipality.

Nil.

14.3 Business

Strategic Plan Reference 2.3

Increase the number and diversity of businesses in the Southern Midlands / Increase employment within the municipality / Increase Council revenue to facilitate business and development activities (social enterprise).

Nil.

14.4 Industry

Strategic Plan Reference 2.4

Retain and enhance the development of the rural sector as a key economic driver in the Southern Midlands / Increase access to irrigation water within the municipality.

14.4.1 Minister for Primary Industries and Water Re: Tas Irrigation (TI) Greater South East Irrigation Scheme (GSEIS) – Service / Design Area (Information Only)

Author: GENERAL MANAGER (TIM KIRKWOOD)

Date: 19 JANUARY 2026

Attachment(s):

Minister for Primary Industries and Water (Hon Gavin Pearce MP) – Letter dated 22 December 2025

ISSUE

To provide Council with a copy of the response received from the Minister for Primary Industries and Water (Hon Gavin Pearce MP) relating to the Greater South East Irrigation Scheme and the potential to service the Colebrook area and Craighourne Dam.

BACKGROUND

As an outcome of previous Council discussions relating to the possible extension of the GSEIS service the Colebrook area and Craighourne Dam, Council resolved to write to the Minister to convey its position.

In correspondence to the Minister, Council strongly urged the State Government to engage further with Tas Irrigation to reassess the feasibility of the extension, or alternatively, to identify a sustainable and equitable solution for delivering irrigation water to the Colebrook region (for example, through the Southern Midlands Irrigation Scheme).

A copy of the '*Socio Economic Benefits and Quantified Positive Externalities*' prepared and endorsed by the local farming community was included as an attachment to Council's letter.

DETAIL

In response to Council's correspondence, the Minister has confirmed that the Southern Midlands Irrigation Scheme may be a future option for Colebrook farmers to access irrigation water.

The Minister advised that this project has been progressed by Tas Irrigation to preferred option status. However, the project has been paused by agreement with the Tasmanian Government until Tranche Three priority projects are further progressed.

Human Resources & Financial Implications – Not applicable.

Community Consultation & Public Relations Implications – refer to comments provided.

Priority - Implementation Time Frame – Not applicable.

RECOMMENDATION

THAT the information be received.

DECISION

Moved by Clr A E Bisdee OAM, seconded by Clr B Campbell

THAT

- a) the information be received and;
- b) Council request an update or progress report from Tasmanian Irrigation in relation to the Greater South East Irrigation Scheme.

CARRIED

DECISION		
Councillor	Vote FOR	Vote AGAINST
Mayor E Batt	✓	
Deputy Mayor K Dudgeon	✓	
Clr A E Bisdee OAM	✓	
Clr D Blackwell	✓	
Clr B Campbell	✓	
Clr D Fish	✓	

ENCLOSURE
Agenda Item 14.4.1

Minister for Primary Industries and Water
Minister for Veterans' Affairs

Level 5, 4 Salamanca Place HOBART TAS 7000 Australia
GPO Box 123 HOBART TAS 7001 Australia
Phone: +61 3 6165 7670
Email: minister.pearce@dpac.tas.gov.au



22 DEC 2025

Mr Edwin Batt
Mayor
Southern Midlands Council
Email: mail@southernmidlands.tas.gov.au

Dear Mr Batt

Edwin,

Greater South East Irrigation Scheme

I write in response to your letter dated 7 October 2025 regarding the potential extension of the Greater South East Irrigation Scheme (GSEIS) to include the Colebrook area and Craighourne Dam.

The GSEIS has received the support of the Tasmanian and Australian Governments, as a priority project in the Tranche Three program. In addition to the value to farmers in the south east of the State, the scheme will deliver a net economic benefit to Tasmania of \$291 million and create hundreds of ongoing jobs.

The GSEIS is a large and complex project with a significant capital cost. Committed government funding for the project is aligned with the scheme design presented in the Business Case submitted to the Tasmanian Government in September 2023. This design did not include delivery of water to Colebrook and Craighourne Dam as applications from the first round of water sales for these areas were insufficient.

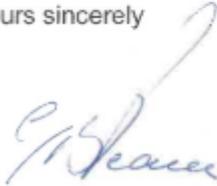
I'm advised that after funding was secured for the GSEIS project, irrigators in the Colebrook area advocated for inclusion of their area in the project design. Tasmanian Irrigation has undertaken investigation to determine the additional capital cost to serve approximately 700 megalitres of demand presented from irrigators and, related to that, the price farmers would be charged per megalitre of water.

The cost to extend the scheme to Colebrook cannot be accommodated within the approved project budget. If the extension were to be added, significant additional infrastructure would need to be incorporated into the scheme, resulting in not just a prohibitive capital cost, but very high annual prices for water delivered to that zone of the scheme. Pursuing the extension would put the project budget at risk and be inconsistent with the expectation of the Tasmanian Government that Tasmanian Irrigation operates in accordance with sound commercial practice.

I'm further advised that these matters were discussed with the Colebrook irrigators group in June and July this year and that at the price proposed in the event the scheme was extended, there was no appetite to purchase water due to the associated annual charges. My understanding is that you and other members of Council have attended those meetings.

The Southern Midlands Irrigation Scheme may be a future option for Colebrook farmers to access irrigation water. The project has been progressed to preferred option status by Tasmanian Irrigation and paused in agreement with the Tasmanian Government until Tranche Three priority projects are further progressed.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'G Pearce', with a long, sweeping flourish extending upwards and to the right.

Hon Gavin Pearce MP
Minister for Primary Industries and Water

15. OPERATIONAL MATTERS ARISING (STRATEGIC THEME – LANDSCAPES)

15.1 Heritage

Strategic Plan Reference – Page 22

3.1.1	Maintenance and restoration of significant public heritage assets.
3.1.2	Act as an advocate for heritage and provide support to heritage property owners.
3.1.3	Investigate document, understand and promote the heritage values of the Southern Midlands.

14.1.1 Heritage Project Program Report

Author: MANAGER HERITAGE PROJECTS (BRAD WILLIAMS)

Date: 28 JANUARY2026

ISSUE

Report from the Manager, Heritage Projects on various Southern Midlands Heritage Projects.

DETAIL

During the past month, Southern Midlands Council Heritage Projects have included:

- This month's Artist in Residence has been Valerie Clark from Queensland. An abstract artist who has had the studio open every Friday-Monday 9-3.
- Progressing Roche Hall and Oatlands Town Hall conservation management plans.
- Stabilisation/restoration work completed on the Oatlands Supreme Court House.
- Commencement of reconstruction of the Oatlands Gaol wingwall (currently awaiting stone order). The original foundation has been archaeologically exposed, with the wall much longer than anticipated.
- Finalised plans for Roche Hall (PRISM project) in conjunction with the designer, access consultant, fire engineer and building surveyor.
- Commenced a review of the Local Heritage Precinct provisions in the Southern Midlands Local Provisions Schedule. These are to be internally reviewed and refined with view of bringing to a forthcoming Council workshop.
- Refinement of the now-live Heritage Collections Database.
- Continued conservation work on scale model of Constitution Hill Mill
- Implemented significant object location functionality in collection database as a disaster mitigation measure
- A model of the Colebrook Probation Station has been permanently loaned to Council by Mr. Graeme Ryrie of Colebrook, conditional upon it being publicly displayed. This will be displayed in the Oatlands Gaoler's Residence with a forthcoming exhibition on the station. Formal documentation acknowledging the loan is being prepared.
- Research into the Campania Cemetery.

- The Jericho Avenue of Honour Plaques have had a final review and have been sent to the foundry for fabrication. Expected delivery in 6-8 weeks.
- A noted increase in development applications requiring heritage assessment.

RECOMMENDATION

**THAT the Heritage Projects Report be received and the information noted and;
A letter of thanks be drafted for the Mayor’s signature thanking Mr. Ryrie for the permanent loan of the Colebrook Probation Station Model.**

DECISION

Moved by Deputy Mayor K Dudgeon, seconded by Clr A E Bisdee OAM

THAT:

- a) the Heritage Projects Report be received and the information noted; and
- b) a letter of thanks be drafted for the Mayor’s signature thanking Mr. Ryrie for the permanent loan of the Colebrook Probation Station Model.

CARRIED

DECISION		
Councillor	Vote FOR	Vote AGAINST
Mayor E Batt	✓	
Deputy Mayor K Dudgeon	✓	
Clr A E Bisdee OAM	✓	
Clr D Blackwell	✓	
Clr B Campbell	✓	
Clr D Fish	✓	

5.2 Natural

Strategic Plan Reference – page 23/24

3.2.1	Identify and protect areas that are of high conservation value.
3.2.2	Encourage the adoption of best practice land care techniques.

15.2.1 NRM Unit – General Report

Author: NRM UNIT MANAGER (MARIA WEEDING)

Date: 20 JANUARY 2026

DETAIL

- Lake Dulverton – Works to upgrade the sewer pump station at the toilet block on the foreshore is planned by TasWater for early 2026. Southern Midlands will be involved in regard to needing to the power supply to the toilet block component, and taking on the power supply to the BBQ hut (which was on the TasWater power meter. Maria is working on submitting information to Aboriginal Heritage Tasmania and Parks and Wildlife to enable permits to be issued for the works to be undertaken.
- Maria has worked on other Lake Dulverton matters. Elgin & Associates and have been delayed in undertaking the preliminary / based line water quality monitoring work on Lake Dulverton. Re the shower facility: A replacement coded door entry system was sourced for the shower door. The previous door entry system had been vandalised in the new year and was not repairable. Helen has set up new codes for the new door keypad entry system.
- Helen returned to work on Tuesday 20th Jan. She has been absent from work since Christmas due to family matters.

Weeds Officer Report, Mary Smyth

2nd December 2025 – 20th January 2026

Enquiries/feedback

Received an email from former Greens leader Dr Bob Brown about some daisies he noticed along the Midland Highway just south of Oatlands. The plants were not ox-eye daisy as he'd thought, but pyrethrum daisy. Technically, this is State Growth roadside, but I decided to keep an eye out to see what I could find, and then send the results to my contact at State Growth. Along the Midland Highway during my travels, I have managed to find single outlier clumps of pyrethrum daisy just south of Lovely Banks Road, right up to the boundary at Tunbridge. There are a couple of larger infestations south of Oatlands, and north of St Peter's Pass. Neither ox-eye nor pyrethrum daisies are declared, but it makes sense to eradicate even undeclared weeds before they start spreading further.

The owners of the cotton thistle infested block in Tunbridge had everything slashed before seed set, and no further growth seen so far.

Another Tunbridge resident enquired about what herbicide to use on Wild mignonette that won't affect native plants.

A "snap-solve-send" regarding a large scotch thistle on the Lake Dulverton foreshore was tackled with a mattock, and some 50 + largish plants were chipped out in the vicinity. An

email was sent to the person who reported the thistles, and she was very happy with the work!

Received a gorse-related enquiry from a resident who had read the Ratepayer's Newsletter article about gorse spraying. This person also emailed back to thank me for the information supplied.

Site visits

Drove along the stock road adjacent the Spring Hill serrated tussock core infestation, and found a total of 29 plants (the majority of which were grazed, without seeds, and small). All chipped out. Only 1 plant found over the fence. All plants mapped and landowner emailed with results. Photos also taken and forwarded to landowner of a new cluster of cotton thistle along the stock road.

Visited the arena planted area at Mangalore Recreation Ground to water the plants (two more banksias have died, but all other plants doing well). A second visit to spray the current crop of weeds succeeded in about two thirds of the area completed (before the wind increased and spraying had to be stopped). Follow-up to come.

Inspected the top of Beard's Road, off Lovely Banks Road, to see if I'd missed any Amsinckia. None found.

Watered the seedlings at The Pound a couple of times. Most of the 2025 plantings have survived, but Stuart was unable to get to do a follow-up weed spray due to the overly windy weather, and rows 2 and 3 are difficult to negotiate due to the dense, high weeds!

Visited the Kempton Recreation ground plantings to water and weed: all seedlings surviving so far!

Assisted MW with another round of watering the various plantings at 5 separate garden beds along the Lake Dulverton foreshore.

Communication

Submitted an article to the Southern Midlands Regional News about the Weeds Action Fund.

Chatted to Council's weed contractor regarding a few follow-up issues, and some frustrations of the job!

Continuing to send information to Councillor Donna Blackwell on each of the Weeds of the Week.

Weeds Action Fund Stage 3

Teamed up with the lessee of the Stemless thistle property to mop up any remaining thistles after the first lot of spraying by Enviro-dynamics. The morning's work netted 61 plants from 14 Waypoints (including 2 plants at 2 new waypoints). This compares with 324 plants found at the same 14 waypoints this time last year...

Research

The usual perusal of Tasmanian Weeds Facebook every Tuesday afternoon is a constant source of interest, and of upcoming activities.

Related and extra-curricular activities

I have teamed up with another local resident to take turns watering the new Tunbridge Park trees and shrubs once a week.

Found an isolated outlier gazania on Lovely Banks Road, near the Midland Highway. It was mapped and then removed.

Chauncy Vale weeds

This is not part of my weeds job per se, but might be interesting for Councillors and others to be aware of. I have been officially in charge of (mainly) thistle eradication efforts along the roadsides approaching, and within various zones of Chauncy Vale Sanctuary since Graham Green retired. Unfortunately, both the numbers of thistles (Californian, scotch and slenders) and the extent of their spread, have been **markedly** over and above what I was led to believe. This has caused delays and frustrations, and a **lot** more work than anticipated. Results from the areas I sprayed last year have been very good, but I am continually finding more infested areas, sometimes well beyond the previously “known” areas. Over this reporting period, 4 visits tackled the following:

- around the Meeting Room, the creek behind, the island and some of the far creek bank,
- the BBQ hut oval, dam, and beyond the dam between the road and the main creek down to the entrance fence, and
- the length of the northern creek bank from the BBQ hut to the entrance.

A couple of dozen tiny ivy seedlings, a couple of clusters of petty spurge, centaury, another cluster of aquilegias, and the odd blackberry seedling were also controlled.

337 certificate enquiries

A total of 13 properties processed.

Weed of the Week

African boxthorn, cotton thistle, twiggy mullein, wild teasel and great mullein all displayed in the Oatlands front office since the last report.

RECOMMENDATION

THAT the NRM Unit Report be received and the information noted.

DECISION

Moved by Clr D Fish, seconded by Clr D Blackwell

THAT the NRM Unit Report be received and the information noted.

CARRIED

DECISION		
Councillor	Vote FOR	Vote AGAINST
Mayor E Batt	✓	
Deputy Mayor K Dudgeon	✓	
Clr A E Bisdee OAM	✓	
Clr D Blackwell	✓	
Clr B Campbell	✓	
Clr D Fish	✓	

15.3 Cultural

Strategic Plan Reference 3.3

Ensure that the cultural diversity of the Southern Midlands is maximised.

Nil.

15.4 Regulatory (Development)

Strategic Plan Reference 3.4

A regulatory environment that is supportive of and enables appropriate development.

Nil.

15.5 Regulatory (Public Health)

Strategic Plan Reference 3.5

Monitor and maintain a safe and healthy public environment.

Nil.

15.6 Regulatory (Animals)

Strategic Plan & Annual Plan

Southern Midlands Strategic Plan (2024-2034)

3.6 Regulatory – Animals

3.6.1 Create an environment where animals are treated with respect and do not create a nuisance for the Community.

3.6.1.1 Continue dog control. Regulatory, licensing and educational programs

3.6.1.2 Continue to conduct a public awareness/education program that informs the community of the need to contain livestock and the associated legal requirements within available resources.

3.6.1.3 Investigate the establishment of Off-Lead Dog Parks in Oatlands and Campania

3.6.1.3 Encourage the State Government to recognise the feral cat problem as distinct from the escaped/released/straying domestic cat problem and contribute to a State wide/regional strategy to meaningfully reduce the number of feral cats that now form a self-sustaining and very large population in rural areas

3.6.1.4 Review the endorsed 'Southern Tasmania Regional Cat Management Strategy 2021-2026' recognising that the Strategy is based on an 'opt-in' approach which would be reliant on available resources, and taking into account the extent of the problem within each municipal area

15.6.1 Animal Management Report

Author: ANIMAL MANAGEMENT OFFICER (RACHEL COLLIS)

Date: 21 JANUARY 2026

Enclosure: *Animal Management Statement 2026*

ISSUE

Consideration of the Animal Management/Compliance Officer's report for January 2026

The purpose of the report is twofold:

1. To inform both Council and the community of infringements issued by Council Officers in relation to Animal Management for the period January; *and*
2. Provide a brief summary of actions and duties undertaken by Council Officers in relation to animal management.

This in turn informs the community of the requirements and expectations of the Council to uphold and enforce relevant legislation. This too reinforces the importance of responsible ownership of animals.

All infringements detailed in this report were issued under the *Dog Control Act 2000*.

Resource Sharing

Southern Midlands Council currently provide Animal Management services to the Central Highlands Council through resource sharing arrangements. Jobs of note are itemised in the enclosed statement.

RECOMMENDATION:

THAT the Animal Management report be received and the information noted.

DECISION

Moved by Clr B Campbell, seconded by Deputy Mayor K Dudgeon

THAT the Animal Management report be received and the information noted.

CARRIED

DECISION		
Councillor	Vote FOR	Vote AGAINST
Mayor E Batt	✓	
Deputy Mayor K Dudgeon	✓	
Clr A E Bisdee OAM	✓	
Clr D Blackwell	✓	
Clr B Campbell	✓	
Clr D Fish	✓	

ENCLOSURE

Agenda Item 15.6.1

Reporting period: 5 December 2025 - 21 January 2026

Category/Area	Andover	Antill Ponds Woodbury	Baden	Mt Seymour Whitefoord	Bagdad	Broadmarsh Eldersite	Campania	Colebrook	Dysart	Jericho	Kempton	Lemont Pawtella York Plains	Levendale Runnymede	Mangalore	Melton Mowbray	Oatlands	Parattah	Rekuna Tea Tree	Rhyndaston Tiberias	Stonehenge Swanston	Stonor	Tunnack	Tunbridge	Wooddale	Reporting Period Total	2025-2026		
Failing to ensure dog is not at large																									0	2		
Dog attacking person or animal causing non serious injury					1							1														2	1	
Dog attacking causing serious injury																										0		
Dog attacking animal causing serious injury or death											1															1	1	
Dog - Impounded																			1							1	10	
Reclaimed dogs																			1							1	9	
Adopted/Dogs Home																										0	1	
Euthanised																										0	0	
Lost dogs reported														2												2	5	
Barking complaints																										0	8	
Animal Welfare																										0	7	
Cat complaints received																										0	2	
Stock on roads																										0	13	
Impounded livestock																										0	1	
Infringement Notices Issued					1							1														2	1	
Written letter - various matters				1	1	1	1	1																		5	23	
Patrolled Areas					5		4	3									6	4						1		23	88	
Kennel Licence - Issued							1																			1	2	
TOTAL																												

Registered 2025-2026 YTD	1719
Pending 2025-2026	22
Licences	66

Attack Details:

1. A dog bit a bicycle rider, resulting in non-serious injuries.
2. A dog escaped through an open gate and menaced another dog, causing non-serious injuries.
3. Two lambs were found deceased and one lamb mauled at a property in Kempton, no dog was witnessed at the time of the incident and the offending animal has not been identified.

15.7 Environmental Sustainability

Strategic Plan Reference 3.7

Implement strategies to address the issue of environmental sustainability in relation to its impact on Councils corporate functions and on the Community.

Nil.

16. OPERATIONAL MATTERS ARISING (STRATEGIC THEME – COMMUNITY)

16.1 Community Health and Wellbeing

Strategic Plan Reference 4.1

Support and improve the independence, health and wellbeing of the Community.

Nil.

16.2 Recreation

Strategic Plan Reference 4.2

Provide a range of recreational activities and services that meet the reasonable needs of the community.

16.2.1 Oatlands Aquatic Centre – Coordinators Report

Author: OATLANDS AQUATIC CENTRE COORDINATOR (ADAM BRIGGS)

Date: 18 JANUARY 2026

ISSUE

Oatlands Aquatic Centre – Coordinator’s Report for the month December 2025.

DETAIL

The purpose of the report is twofold:

1. To report on the financial performance of the Centre compared to budget for the relevant month ending; and
2. To provide details regarding usage of the facility.

FINANCIAL REPORTING

**OATLANDS AQUATIC CENTRE - 2025/26 OPERATING EXPENDITURE
TO 31 DECEMBER 2025**

INCOME	Annual Budget 2025/26	Actual Dec 2025	Budget Dec 2025	Actual YTD to 31 Dec 2025	Actual YTD to 31 Dec 2024	% Annual Budget 2025/26
Admission Fees	\$235,000	\$16,265	\$19,583	\$134,737	\$95,546	57.3%
Sale of Goods	\$15,000	\$1,226	\$1,250	\$7,959	\$7,746	53.1%
Charging Station Energy Use Reimbursement	\$20,000	\$0	\$5,000	\$5,097	\$9,028	25.5%
Sub-Total	\$270,000	\$17,491	\$25,833	\$147,793	\$112,320	54.7%

EXPENDITURE	Annual Budget 2025/26	Actual Dec 2025	Budget Dec 2025	Actual YTD to 31 Dec 2025	Actual YTD to 31 Dec 2024	% of Budget 2025/26
Salaries (incl. On-Costs)	\$495,348	\$58,067	\$57,155	\$258,015	\$242,881	52.1%
Operating Costs - Other	\$279,563	\$19,743	\$16,228	\$191,872	\$173,737	68.6%
Total Expenditure	\$774,911	\$77,810	\$73,383	\$449,888	\$416,618	58.1%

Budgeted Deficit	-\$504,911	-\$60,319	-\$47,550	-\$302,095	-\$304,298	59.8%
-------------------------	-------------------	------------------	------------------	-------------------	-------------------	--------------

Group Bookings & Programs – November (3/12/25 - 18/1/26):

Event / Booking	School / Group	Participation Numbers
Physio Rehab Sessions	Annabel Butler – Physiotherapist	5 individual bookings
GYM / Lane Hire	Centre Fitness Classes – GYM & Pool	5 Aqua Aerobic classes 4 GYM classes 98 participants
GYM / Lane Hire	Corumbene Program – GYM & Pool	2 pool individual bookings 2 GYM individual bookings 18 participants
Lane Hire	St Francis Flexible School	2 lanes & 30 participants
Centre Hire	St Paul's Catholic School	26 participants
Centre Visits	Birthday Party's	3 individual bookings 45 participants
Lane Hire	Campbell Town District School	2 lanes & 20 participants
Centre Hire	Kempton Primary School	Whole School (Kinder-Grade 2)
Centre Hire	Oatlands District School	Whole School (Kinder-Grade 10)
Centre Hire	Bagdad Primary School	Whole School (Kinder-Grade 2)
Centre Visits	Fitness Passport	12 participants (December)
Lane Hire	Midlands Swimming Club	3 individual bookings
Lane Hire	PCYC – Bridgewater	2 lanes & 16 participants
Centre Visits	Lady Gowrie Holiday Program - Brighton	22 participants
Centre Hire	Oatlands Community Hub – Splash Day	40 participants

USAGE FOR THE PERIOD 3/12/2025 – 18/1/2026

PAID UPFRONT

Type	Units
Gym & Classes	
Gym Class Pass 10 Sessions	4
PAYG – Gym Class	41
PAYG – Gym (16 years)	32
PAYG – Gym (Concession)	33
Gym/Pool Combo	
Gym/Pool Pass 10 Sessions (16 years)	9
Gym/Pool Pass 10 Sessions (Concession)	24
PAYG – Gym/Pool Combo (17 years)	10
PAYG – Gym/Pool Combo (Concession)	1
Learn to Swim	
January Privates Program, 2026 Enrolments (Currently)	22 (Full)
Pool	
Upfront 6 Months Pool Membership (17 +)	2
Upfront 6 Months Pool Membership (Concession)	1
Upfront 6 Months Pool Membership (Family)	0
PAYG – Pool (4 years and under)	348
PAYG – Pool (5-16)	781
PAYG – Pool (17)	671
PAYG – Pool (Concession)	458
PAYG – (Family)	91

DIRECT DEBITS – Current Numbers

Type	Units
DD Pool/Gym	8
DD Gym	9
DD 6 Months Pool – 17 years +	2
DD 6 Months Pool – Child/Concession	19
DD 6 Months Centre – Family	2

Grant Applications & General Information

See below an update on new programs and projects implemented during December:

- **Lifeguard Course 28th February & 1st March:**
In conjunction with Royal Life Saving Tasmania and Southcentral Workforce Network the Centre will be facilitating a Lifeguard course with new participants being put through vital training. The hope is that these new Lifeguards will be able to service local pools not just Oatlands Aquatic Centre.
- **Aqua Aerobics & GYM Fitness Classes 2026:**
Our new Aqua Aerobic and Gym Fitness classes on Monday, Tuesday & Wednesday that were started during Term 4, 2025 continued to grow each week with Bonnie. Due to the popularity the classes will continue again in Term 1, 2026 with the first session back on 10th February.
- **Corumbene “Health & Wellbeing Program” for 2026:**
Corumbene sessions have been extended to continue into 2026. The Water & GYM exercise groups will continue on a Wednesday for a further 10 weeks during Term 1, 2026.
- **Midlands Swim Club Expanding in 2026:**
The Midlands Swim Club will be doubling its current lane hire bookings for Term 1, 2026. With the club doubling in size during 2025, they will be hiring more lane space from the Aquatic Centre.
- **Veteran Wellbeing Voucher Program:**
Oatlands Aquatic Centre has signed up to be a provider for a State Government funded Program providing eligible Veterans the ability to access 2x \$100.00 vouchers to be put towards Club/Centre Membership costs over a financial year period. These vouchers will be suitable for GYM/Pool 10 Visit Cards or memberships. The program will be accessible to eligible clients in the coming weeks.

Human Resources & Financial Implications – Refer above detail.

Community Consultation & Public Relations Implications – Not applicable.

Policy Implications – N/A

Priority - Implementation Time Frame – Not applicable.

RECOMMENDATION

THAT the information be received and noted.

DECISION

Moved by Clr A E Bisdee OAM, seconded by Clr B Campbell

THAT the information be received and noted.

CARRIED

DECISION		
Councillor	Vote FOR	Vote AGAINST
Mayor E Batt	✓	
Deputy Mayor K Dudgeon	✓	
Clr A E Bisdee OAM	✓	
Clr D Blackwell	✓	
Clr B Campbell	✓	
Clr D Fish	✓	

16.2.2 Oatlands Recreation Ground – Installation of Electronic Scoreboard / Video Board

Author: GENERAL MANAGER (TIM KIRKWOOD)

Date: 12 JANUARY 2026

Enclosure(s):

Council Report – Extract from the Minutes of the Council Meeting held 24th September 2025

ISSUE

Council to confirm funding for supply and installation of an Electronic Scoreboard / Video Board at the Oatlands Recreation Ground.

BACKGROUND

At its meeting held 24th September 2025, Council considered a report (attached) regarding the proposed installation of an electronic scoreboard at the Oatlands Recreation Ground.

Council resolved as follows:

“THAT:

- a) The report and information be received;***
- b) Council confirm its willingness to fund the project (in full or in part), subject to final costings and potential co-contributions;***
- c) Undertake detailed costing and specification work, and (if deemed necessary by Planning) proceed with an application for development approval; and***
- d) Investigate external funding opportunities, if available.”***

DETAIL

As an outcome of the above decision, the following update is provided:

- It is advised that planning approval was required and has since been secured;
- The Oatlands Football Club Inc. engaged Geo-Environmental Solutions to undertake a soil assessment which is necessary to finalise the design and specifications for the footings. This work was funded by the Football Club at a cost of \$1,095.
- The Oatlands Football Club Inc. has lodged a grant application under the *AFL Telstra Footy Grants 2026 Program*, which provides up to \$20,000 towards the replacement of a manual scoreboard with an electronic fixed scoreboard.
- A letter of support has been provided by the Oatlands District Football Association, representing all six participating Clubs, and was submitted as part of the grant application; and
- A final budget has now been prepared, as detailed below.

Expenditure Item	\$	Comments/Notes
Supply & delivery of Scoreboard	\$41,350	As per Quote received
Engineering / Steelwork for Scoreboard	\$7,000	
Soil Test	\$1,095	Funded by Football Club
Regulatory Approval Fees	\$1,500	Funded by Council
Supply of Materials (e.g. concrete)	\$2,200	To be funded by Football Club
Qualified Labour	\$2,000	To be funded by Football Club (supported by volunteer labour)
Total Budget	\$55,145.00	

Sources of funding:

Oatlands Football Club	\$ 5,145
Southern Midlands Council	\$30,000
AFL Telstra Footy Grant (pending)	\$20,000

Total **\$55,145**

In reference to the previous report, the grant application submitted under the Australian Government's *Growing Regions Program*, which sought \$1.96 million for a broader redevelopment of the Oatlands Recreation Ground, was unsuccessful and that project is effectively on hold.

Council is therefore being asked to consider progressing the electronic scoreboard / video board as a stand-alone project. This approach would deliver an immediate and tangible improvement to the facility, support local and regional sporting events, and provide broader community benefit.

The Oatlands Recreation Ground is identified as a regional-level asset in the Southern Midlands Community Infrastructure Plan, yet has received limited significant investment in recent years, aside from the installation of ground lighting.

Human Resources & Financial Implications – Refer to the budget and funding details outline above.

Note – 2025/26 Capital Works Program Budget

Reference is made to the 2025/26 Capital Works Program. Within the Recreation Program, two currently unallocated budget provisions are available, being:

- \$34,475 allocated to the Facilities and Recreation Committee; and
- \$50,000 allocated for Building Upgrades (Sites to be determined following inspections).

These allocations can be earmarked to fund Council's financial contribution towards the Electronic Scoreboard / Video Board project at the Oatlands Recreation Ground. The final amount required from Council will be determined pending the outcome of the AFL Telstra Footy Grant application.

Community Consultation & Public Relations Implications – As noted previously, the existing manual scoreboard is sub-standard and detracts from the presentation of the venue. It does reflect poorly when one of the main objectives for a 'regional asset' is to ensure that the facilities are of a high standard in keeping with their regional importance.

Policy Implications – N/A

Priority - Implementation Time Frame – Dependent on Council decision and the outcome of the AFL Telstra Footy Grant application. With Council's financial commitment, and with full support from the Oatlands District Football Association, it is highly likely that the grant application will be approved.

RECOMMENDATION

THAT:

- a) **The report and information be received; and**
- b) **Council confirm its willingness to fund the project (in full or in part), with Council's total contribution being dependent on the outcome of the AFL Telstra Footy Grant.**

DECISION

Moved by Deputy Mayor K Dudgeon, seconded by Clr D Blackwell

THAT:

- a) **The report and information be received; and**
- b) **Council confirm its willingness to fund the project (in full or in part), with Council's total contribution being dependent on the outcome of the AFL Telstra Footy Grant.**

CARRIED

DECISION		
Councillor	Vote FOR	Vote AGAINST
Mayor E Batt	✓	
Deputy Mayor K Dudgeon	✓	
Clr A E Bisdee OAM	✓	
Clr D Blackwell	✓	
Clr B Campbell	✓	
Clr D Fish	✓	

ENCLOSURE
Agenda Item 16.2.2

[EXTRACT FROM COUNCIL MEETING 24 SEPTEMBER 2025]

16.2.2 Oatlands Recreation Ground – Installation of Electronic Scoreboard / Video Board

Author: GENERAL MANAGER (TIM KIRKWOOD)

Date: 19 SEPTEMBER 2025

ISSUE

Council to consider funding for supply and installation of an Electronic Scoreboard / Video Board at the Oatlands Recreation Ground.

BACKGROUND

Councillors are aware that capital upgrade Plans (including detailed specifications) have been prepared for the Oatlands Recreation Ground. In summary, the capital upgrade involves:

- Minor additions and alterations to and general refurbishment of existing clubrooms; and
- A new changeroom building to be constructed on the north-west part of the property.

The total project cost has been estimated at \$2.80 million.

Development approval was granted in March 2025.

A grant application was submitted under the Australian Government's *Growing Regions Program* seeking funding of \$1.96 million, with Council being prepared to contribute the remaining \$840,000. This Council contribution has been incorporated into the *Southern Midlands Council's Long-Term Financial Management Plan*, as endorsed by Council in June 2025.

Unfortunately, this application was unsuccessful, and no suitable alternative funding programs are currently available. As such, the broader project remains in abeyance pending further funding opportunities.

DETAIL

During the planning phase, it was generally acknowledged that the total project budget had the capacity to include the replacement of the existing scoreboard at the Oatlands Recreation Ground. Given that the broader project is on hold, Council is now being asked to consider progressing with the electronic scoreboard / video board component as a stand-alone initiative.

This approach would deliver a tangible improvement to the facility, support local and regional sporting events, and provide broader community benefit. Notably, the Oatlands Recreation Ground is identified as a regional-level asset in the Southern Midlands Community Infrastructure Plan, yet it has seen little significant investment in recent years (since installation of ground lighting).

In reference to the Plan, it states:

“The existing regional assets in Oatlands are in good condition, however the building assets at the Oatlands Recreation Ground require upgrading to an acceptable standard.”

The Plan includes the following management strategy:

“The management of Regional Assets should focus on maintaining and enhancing the role of these key assets for a range of uses including sports, recreation, sociocultural values, health and wellbeing, and tourism. The identification of Regional Assets allows for strategic investment in key assets rather than spreading resources across many poor quality facilities.”

It should be noted that whilst the main intended use is an electronic scoreboard, the video board enables use for many other purposes.

Councillors would be aware of the recent installation of an electronic scoreboard at the Campania Recreation Ground, completed at a cost of \$48,500. This was funded primarily via a \$35,000 grant from the Tasmanian Government with Council contributing \$12,875. The Campania Cricket/Football Club took responsibility for the on-site works, including erection of the steel framework and concrete for the footings.

This recent project provides a relevant benchmark in terms of both cost and delivery model.

During the recent Oatlands District Football Association finals, and in particular the Grand Final which attracted 1,600 plus spectators, comments were noted in relation to the scoreboard being sub-standard in terms of location; safety and suitability (i.e. given the technology now available). It was of particular concern that the tradition of playing finals at Oatlands was being questioned given the standard of infrastructure.

The Oatlands Football Club did submit an application through the 2024 round of Council’s Community Small Grants Program and were allocated \$3,000 subject to the Club securing the balance of the funding. This has not eventuated, and the \$3,000 is still being held by Council.

Over recent weeks, and subsequent to the finals series being held, the Oatlands Football Club has approached Council to discuss the possibility of the scoreboard being advanced separately.

As part of the proposal, and similar to the Campania project, the Football Club has committed to take responsibility for the on-site works, including erection of the steel framework and concrete for the footings.

Human Resources & Financial Implications – Based on the final cost for the Campanian installation, a total project budget of \$50,000 would be required.

Hence, an additional \$47K is required to fund the project, taking into account the \$3K already allocated through the Community Small Grants Program.

Potential sources of funding will be raised for discussion at the meeting.

Note: There are no suitable grant programs available at present, however a grant could be pursued if an opportunity arises in the short-term.

Community Consultation & Public Relations Implications – As commented above, the existing Scoreboard is sub-standard. It does reflect poorly when one of the main objectives for a ‘regional asset’ is to ensure that the facilities are of a high standard in keeping with their regional importance.

Policy Implications – N/A

Priority - Implementation Time Frame – Dependent on Council decision.

RECOMMENDATION

THAT:

- a) The report and information be received;
- b) Council confirm its willingness to fund the project (in full or in part), subject to final costings and potential co-contributions;
- c) Undertake detailed costing and specification work, and (if deemed necessary by Planning) proceed with an application for development approval; and
- d) Investigate external funding opportunities, if available.

DECISION

Moved by Cllr A E Bisdee OAM, seconded by Deputy Mayor K Dudgeon

THAT:

- a) The report and information be received;
- b) Council confirm its willingness to fund the project (in full or in part), subject to final costings and potential co-contributions;
- c) Undertake detailed costing and specification work, and (if deemed necessary by Planning) proceed with an application for development approval; and
- d) Investigate external funding opportunities, if available.

CARRIED

DECISION		
Councillor	Vote FOR	Vote AGAINST
Mayor E Batt	✓	
Deputy Mayor K Dudgeon	✓	
Cllr A E Bisdee OAM	✓	
Cllr D Blackwell	✓	
Cllr B Campbell	✓	
Cllr D Fish	✓	
Cllr F Miller	✓	

[END EXTRACT FROM COUNCIL MEETING 24 SEPTEMBER 2025]

16.3 Access

Strategic Plan Reference 4.3

Continue to explore transport options for the Southern Midlands community / Continue to meet the requirements of the Disability Discrimination Act.

Nil.

16.4 Volunteers

Strategic Plan Reference 4.4

Encourage community members to volunteer.

Nil.

16.5 Families

Strategic Plan Reference 4.5

Ensure that appropriate childcare services as well as other family related services are facilitated within the community / Increase the retention of young people in the municipality / Improve the ability of seniors to stay in their communities.

Nil.

16.6 Education

Strategic Plan Reference 4.6

Increase the educational and employment opportunities available within the Southern Midlands

Nil.

16.7 Capacity & Sustainability

Strategic Plan Reference 4.7

Build, maintain and strengthen the capacity of the community to help itself whilst embracing social inclusion to achieve sustainability.

Nil.

16.8 Safety

Strategic Plan Reference 4.8

Increase the level of safety of the community and those visiting or passing through the municipality.

Nil.

16.9 Consultation & Communication

Strategic Plan Reference 4.8

Improve the effectiveness of consultation & communication with the community.

Nil.

17. OPERATIONAL MATTERS ARISING (STRATEGIC THEME – ORGANISATION)

17.1 Improvement

Strategic Plan Reference 5.1

Improve the level of responsiveness to Community & Developer needs / Improve communication within Council / Improve the accuracy, comprehensiveness and user friendliness of the Council asset management system / Increase the effectiveness, efficiency and use-ability of Council ICT systems / maintain the Business Process Improvement & Continuous Improvement framework

17.1.1 Junior Mayor/Deputy Mayor Policy

Author: MANAGER COMMUNITY & CORPORATE DEVELOPMENT (WENDY YOUNG)

Date: 23 JANUARY 2026

Attachment(s):

Draft Junior Mayor/Deputy Mayor Policy

PURPOSE

The purpose of this report is to seek Council's endorsement and adoption of a Junior Mayor and Deputy Mayor Program Policy, which establishes a structured framework to support youth leadership, civic engagement, and participation in local government.

BACKGROUND

Council has identified the importance of encouraging young people to engage with civic processes and develop leadership skills. The Junior Mayor and Deputy Mayor Program has been developed to provide students with opportunities to learn about local government, represent youth perspectives, and participate in civic and community activities.

The proposed policy formalises the program by outlining eligibility criteria, roles and responsibilities, selection processes, term of appointment, and code of conduct.

RECOMMENDATION

THAT Council:

- 1. Receive and note the report; and**
- 2. Consider the draft Junior Mayor/Deputy Mayor Program Policy for adoption at February 2026 Council meeting.**

DECISION

Moved by Cllr A E Bisdee OAM, seconded by Deputy Mayor K Dudgeon

THAT Council:

- 1. Receive and note the report; and**
- 2. Consider the draft Junior Mayor/Deputy Mayor Program Policy for adoption at February 2026 Council meeting.**

CARRIED

DECISION		
Councillor	Vote FOR	Vote AGAINST
Mayor E Batt	✓	
Deputy Mayor K Dudgeon	✓	
Cllr A E Bisdee OAM	✓	
Cllr D Blackwell	✓	
Cllr B Campbell	✓	
Cllr D Fish	✓	

17.1.2 Local Government Electoral Legislation Package

Author: GENERAL MANAGER (TIM KIRKWOOD)

Date: 10 JANUARY 2026

Attachment(s):

Local Government Electoral Reforms 2025 – Consultation draft legislation overview
Local Government Electoral Reform – Exposure Draft Legislation and Prior Consultation Report

Note: Full copies of the following Bills can be provided on request:

- *Local Government Electoral Bill 2025*
- *Local Government Amendment (Electoral Reforms) Bill 2025*

ISSUE

Council to consider and provide feedback on the following proposed legislation:

1. Local Government Electoral Bill 2025
2. Local Government (Electoral Reforms) Bill 2025

BACKGROUND

The State Government has released two bills to establish a new legislative framework for local government elections:

1. Local Government Electoral Bill 2025 – creates a new, standalone framework for council elections
2. Local Government (Electoral Reforms) Bill 2025 – reforms to support the elections framework by amending the *Local Government Act 1993*

The Office of Local Government has provided an overview of the changes and prepared a discussion paper/consultation report.

The key reforms in the Bills include:

Electoral Bill

- Election of Deputy Mayor 'around the table', rather than directly elected.
- The current General Manager's roll to be managed by the Tasmanian Electoral Commission (TEC), along with clarification and tightening of who can nominate to vote.
- Provides for flexible voting methods, such as postal, in-person, pre-poll or combinations of these, to be determined by the Electoral Commissioner. The Bill also allows for the Commissioner to provide alternative voting methods for electors that face access challenges.
- Election candidates must complete mandatory pre-election training, which will be provided by LGAT. This does not apply to incumbent councillors.

- Electoral expenditure limits aligned with Legislative Council spending rules: \$10,000 for most councils. \$16,000 for Hobart, Clarence, Glenorchy, Kingborough and Launceston.

Local Government (Electoral Reforms) Bill 2025

- New section on requiring Personal Interest Returns (PIR) from councillors, which are to be published on the council's website. An example PIR return form is including in the [discussion paper/consultation report](#), Appendix B.
- Formalising caretaker provisions, around council decision-making during election periods. A number of councils, including the Southern Midlands Council, already have policies in place on this matter.
- Thresholds for elector polls or public meetings has been raised to 20 per cent (up from the lesser of 5 per cent or 1,000 electors).

DETAIL

It is suggested that Council consider each of the key reforms detailed in the 'Consultation draft legislation overview' document and refer to the 'Local Government Electoral Reform' Consultation report as needed.

The State Government has highlighted one specific consultation matter that being the issue of phased implementation.

It is indicated in the Electoral Reform consultation report that due to the technical complexity of moving to a new electoral framework, and delays in developing legislation caused by the 2025 State election, the Local Government Electoral Bill 2025 is expected to have a phased implementation once it becomes law.

Through the consultation process, the State Government is seeking to identify (through sectoral, peak body and expert feedback) the highest priority reforms for implementation prior to the next elections. This will inform which provisions the Tasmanian Government will seek to 'turn on' with sufficient lead time to allow for education, system updates, and readiness ahead of the October 2026 local government elections.

Human Resources & Financial Implications – to be considered as part of the discussion.

Particularly in relation to the election of the deputy mayor 'around the table' the consultation report does make reference to potential cost savings, although these are expected to be minimal in the overall context of conducting an election.

No cost estimate is provided should responsibility for the 'General Manager Roll' transfer to the Tasmanian Electoral Commission, to be renamed the Local Government Electoral Roll.

Community Consultation & Public Relations Implications – To be considered

Policy Implications – Policy position.

Priority - Implementation Time Frame – The period for feedback closes on 28th February 2025, but the LGAT is seeking responses by 20th February 2026 to allow time to prepare a response on behalf of the sector.

RECOMMENDATION

THAT Council:

- a) Notes the Local Government Electoral Bill 2025 and the Local Government (Electoral Reforms) Bill 2025; and
- b) Council determine its position in response to each of the proposed reforms which will form the basis of a Submission to the Office of Local Government (Department of Premier and Cabinet).

DECISION

Moved by Clr A E Bisdee OAM, seconded by Deputy Mayor K Dudgeon

THAT Council:

- a) Notes the *Local Government Electoral Bill 2025* and the *Local Government (Electoral Reforms) Bill 2025*; and
- b) In response to each of the proposed reforms, Council submit the following to the Office of Local Government (Department of Premier and Cabinet):

Electoral Bill

- Election of Deputy Mayor 'around the table', rather than directly elected. – support the popular vote method
- The current General Manager's roll to be managed by the Tasmanian Electoral Commission (TEC), along with clarification and tightening of who can nominate to vote - supported.
- Provides for flexible voting methods, such as postal, in-person, pre-poll or combinations of these, to be determined by the Electoral Commissioner. The Bill also allows for the Commissioner to provide alternative voting methods for electors that face access challenges - supported.
- Election candidates must complete mandatory pre-election training, which will be provided by LGAT. This does not apply to incumbent councillors – opposed to mandatory training prior to being elected. Mainly based on removing any impediments which may limit the number of candidates nominating.
- Notice of nomination must also be signed by at least 30 electors or 1% of electors in the municipal area (whichever is smaller) – not supported – Council determined that 5 electors was more appropriate to sign a nomination form.
- Electoral expenditure limits aligned with Legislative Council spending rules: \$10,000 for most councils. \$16,000 for Hobart, Clarence, Glenorchy, Kingborough and Launceston – no formal position.

Local Government (Electoral Reforms) Bill 2025

- New section on requiring Personal Interest Returns (PIR) from councillors, which are to be published on the council's website. An example PIR return form is including in the [discussion paper/consultation report](#), Appendix B. – not supported. Very onerous and considered breach of privacy (in some parts of the PIR.

- **Formalising caretaker provisions, around council decision-making during election periods. A number of councils, including the Southern Midlands Council, already have policies in place on this matter.**
- **Thresholds for elector polls or public meetings has been raised to 20 per cent (up from the lesser of 5 per cent or 1,000 electors) - supported.**

CARRIED

DECISION		
Councillor	Vote FOR	Vote AGAINST
Mayor E Batt	✓	
Deputy Mayor K Dudgeon	✓	
Clr A E Bisdee OAM	✓	
Clr D Blackwell	✓	
Clr B Campbell	✓	
Clr D Fish	✓	

17.2 Sustainability

Strategic Plan Reference 5.2

Retain corporate and operational knowledge within Council / Provide a safe and healthy working environment / Ensure that staff and elected members have the training and skills they need to undertake their roles / Increase the cost effectiveness of Council operations through resource sharing with other organisations / Continue to manage and improve the level of statutory compliance of Council operations / Ensure that suitably qualified and sufficient staff are available to meet the Communities need / Work co-operatively with State and Regional organisations / Minimise Councils exposure to risk / Ensure that exceptional customer service continues to be a hallmark of Southern Midlands Council

17.2.1 Tabling of Documents

Nil.

17.2.2 Elected Member Statements

An opportunity is provided for elected members to brief fellow Councillors on issues not requiring a decision.

Deputy Mayor K Dudgeon – commented on the success of the Australia Day Awards event held at the Broadmarsh Community Hall. It was extremely well attended. Congratulated the Hall Committee and Jemma Croswell (Council Executive Assistant) for organising the event.

Deputy Mayor K Dudgeon – recognition of Mr Athol Bennett being awarded an OAM for services to the community of the Southern Midlands. Congratulatory letter to be sent by Mayor Edwin Batt and Mr Bennett be invited to attend a Council Meeting (or similar) to formally acknowledge his award.

Deputy Mayor K Dudgeon – informed the meeting that a Seniors Bus Trip to the Lavender Farm is being held on 29th January 2026.

Clr B Campbell – Woodsdale Football Club Family Day - informed the meeting that he attended the Family Day event, and participated in the Ute Competition. He indicated that the Football Club has signed a new Assistant Coach and has attracted additional players to the Club.

Clr D Blackwell - informed the meeting that she had spoken to a representative of the Tunnack Fire Brigade at the Australia Day Event. It was indicated that Councillors needed to respond to the invitation sent for their Christmas barbecue event.

Deputy Mayor K Dudgeon – Tunbridge Community Meeting – informed all Councillors that the Community Meeting to discuss the future of the Tunbridge Town Hall has been set for Thursday 5th February 226, commencing at 5.30 p.m. at the Town Hall.

17.2.3 Local Government Shared Services – Quarterly Update – Information Only

Author: FINANCE OFFICER (MANDY BURBURY)

Date: 13 JANUARY 2025

Enclosure(s):

2025/2026 Shared Services to 31 December 2025

ISSUE

To inform Council of the Common Services Joint Venture activities for the period October - December 2025.

BACKGROUND

There are seven existing members of the Common Services Joint Venture Agreement, with two other Council's participating as non-members.

Members: Brighton, Central Highlands, Glenorchy, Huon Valley, Sorell, Southern Midlands and Tasman.

Council now include a standard internal report for Council's information on SMC hours on a quarterly basis.

DETAIL

Refer enclosed summary of services provided by and provided to the Southern Midlands.

RECOMMENDATION

THAT the information be received.

DECISION

Moved by Deputy Mayor K Dudgeon, seconded by Clr A E Bisdee OAM

THAT the information be received.

CARRIED

DECISION		
Councillor	Vote FOR	Vote AGAINST
Mayor E Batt	✓	
Deputy Mayor K Dudgeon	✓	
Clr A E Bisdee OAM	✓	
Clr D Blackwell	✓	
Clr B Campbell	✓	
Clr D Fish	✓	

2025/26 Shared Services Report to 31 December 2025

PROVIDED BY SOUTHERN MIDLANDS COUNCIL					Total Hours Dec 2025 Quarter	Total Hours Sep 2025 Quarter	Total Hours to Date 2025/26	
Council	Fortnight Ending	Officer	Service Provided	Hours				
Central Highlands	05/10/25	D Mackey	Regulatory	18.00				
		L Brown	Regulatory	12.00				
		P Krause	Regulatory	6.00				
	19/10/25	R Collis	Animal Management	2.00				
		D Mackey	Regulatory	31.00				
		L Brown	Regulatory	6.00				
		P Krause	Regulatory	4.25				
	02/11/25	R Collis	Animal Management	14.00				
		D Mackey	Regulatory	13.00				
		L Brown	Regulatory	17.50				
	16/11/25	P Krause	Regulatory	4.00				
		D Mackey	Regulatory	13.50				
		L Brown	Regulatory	16.00				
	30/11/25	P Krause	Regulatory	3.25				
		D Mackey	Regulatory	6.00				
		B Williams	Heritage	1.00				
		L Brown	Regulatory	15.50				
		P Krause	Regulatory	3.75				
	14/12/25	R Collis	Animal Management	4.00				
		D Mackey	Regulatory	14.00				
		L Brown	Regulatory	14.00				
		R Collis	Animal Management	4.25				
	28/12/25	J Rowley	Animal Management	2.25				
		D Mackey	Regulatory	7.00				
		L Brown	Regulatory	12.00				
			P Krause	Regulatory	9.50			
						253.75	230.25	484.00

**2025/26 Shared Services Report
to 31 December 2025**

PROVIDED BY SOUTHERN MIDLANDS COUNCIL					Total Hours Dec 2025 Quarter	Total Hours Sep 2025 Quarter	Total Hours 2025/26
Council	Fortnight Ending	Officer	Service Provided	Hours			
Derwent Valley	05/10/25	D Mackey	Regulatory	12.50			
		B Willams	Heritage	37.50			
	19/10/25	D Mackey	Regulatory	16.00			
		B Willams	Heritage	25.00			
	02/11/25	D Mackey	Regulatory	8.00			
		B Willams	Heritage	5.00			
	16/11/25	D Mackey	Regulatory	20.00			
	30/11/25	D Mackey	Regulatory	18.00			
		B Willams	Heritage	12.00			
	14/12/25	D Mackey	Regulatory	15.00			
28/12/25	D Mackey	Regulatory	7.50	176.50	71.00	247.50	
Tasman	05/10/25	P Krause	Plumbing Surveying	13.75			
		D Mackey	Regulatory	3.00			
	19/10/25	P Krause	Plumbing Surveying	10.50			
		P Krause	Plumbing Surveying	8.25			
	02/11/25	D Mackey	Regulatory	3.00			
		P Krause	Plumbing Surveying	0.75			
	16/11/25	D Mackey	Regulatory	1.00			
		P Krause	Plumbing Surveying	12.00			
	30/11/25	D Mackey	Regulatory	4.00			
		P Krause	Plumbing Surveying	18.00			
14/12/25	D Mackey	Regulatory	3.50	86.00	71.25	157.25	
28/12/25	D Mackey	Regulatory	8.25				
	P Krause	Plumbing Surveying					
Total Hours Provided by Southern Midlands					516.25	372.50	888.75

2025/26 Shared Services Report to 31 December 2025

PROVIDED FOR SOUTHERN MIDLANDS COUNCIL					Total Hours Dec 2025 Quarter	Total Hours Sep 2025 Quarter	Total Hours 2025/26
Council	Fortnight Ending	Officer	Service Provided	Hours			
Brighton	26/10/25	A Hunt	Development Engineering	5.50			
	09/11/25	Jo Blackwell	Regulatory	4.00			
	23/11/25	Jo Blackwell	Regulatory	4.00			
	07/12/25	L Wighton	Development Engineering	1.00			
					14.50	4.50	19.00
Glenorchy	12/10/25		EHO Services	13.00			
	26/10/25		EHO Services	10.00			
	09/11/25		EHO Services	15.00			
	23/11/25		EHO Services	13.00			
					51.00	275.75	326.75
Total Hours Provided for Southern Midlands					65.50	280.25	345.75

17.2.4 SMC External Grant Projects - Quarterly Update

Author: DEPUTY GENERAL MANAGER (ANDREW BENSON)

Date: 23 JANUARY 2026

Enclosure(s):

Report to Council on Various SMC Grant Projects as at 31st December 2025

ISSUE

Council have a quite a number of external grants that are in various stages of implementation and it is meaningful to provide Council with a status report in respect of the external grants on a quarterly basis.

BACKGROUND

The application of grants is a major contributor to Council's infrastructure budget. Some grants are fully funded by the Grant body, for example 'election promises realised', others require part funding, ie Active Tasmania (former Dept. of Communities, Sport & Recreation - Tasmanian State Government), and with a minimum of 50% funding by Council, and others require various funding contributions by Council. Some with no funding contributions by Council.

All Council Business Units are focused on bringing in funded projects that meet the objectives of the Strategic Plan and that add value to our Community. That way the budget goes further and we are able meet, to some extent, the expectations of the Community.

DETAIL

This update is provided for Councillors information only and will be updated on a quarterly basis.

RECOMMENDATION

That the information be received.

DECISION

Moved by Deputy Mayor K Dudgeon, seconded by Clr D Blackwell

THAT the information be received.

CARRIED

DECISION		
Councillor	Vote FOR	Vote AGAINST
Mayor E Batt	✓	
Deputy Mayor K Dudgeon	✓	
Clr A E Bisdee OAM	✓	
Clr D Blackwell	✓	
Clr B Campbell	✓	
Clr D Fish	✓	

ENCLOSURE

Agenda Item 17.2.4

Report to Council on Grant Funded Projects as at 31st December 2025

Project Title	Brief Description	Grant Body	Project Value Grant Funds	Project Value SMC Funds	Project Manager	Current Project Status (% complete)	Anticipated Completion Date	Remarks
Bagdad Shareway	Construction of a 2.5m wide shareway between Bagdad School and Hall Lane	Active Transport (DSG)	\$150,000	\$90,000	Andrew Benson <i>(Project Grant)</i> David Richardson <i>(Project Delivery)</i>	95%	2 nd March 2026	On track
Chauncy Vale Interps & Infrastructure	Construction of an accessible toilet and signage at Chauncy Vale Sanctuary	Active Tasmania (DSG)	\$80,000	\$20,000	Phil Krause	95%	June 2026	On track
Sporting Infrastructure Upgrades Campania Rec Grd	Retaining wall/seating, Scoreboard and all weather access	Active Tasmania (DSG)	\$253,000	\$91,625	David Richardson	100%	June 2026	Electronic Score Board installed and working; Retaining wall and DDA parking to wait until Change rooms completed.
Sporting Infrastructure Upgrades Kempton Rec Grd	Half-court basketball / Pickle Ball court plus new cricket practice nets	Active Tasmania (DSG)	\$80,000	\$0	Andrew Benson	100%	June 2026	Half court surface finish WiP footing for cricket nets installed
Oatlands Aquatic Centre	Development of the proposed Aquatic Centre in Oatlands	1. Australian Government 2. Tasmanian Government 3. Station Child Care Centre 4. Loan Funds by SMC	\$2,000,000 \$2,000,000 \$80,350	\$5,920,000	Tim Kirkwood <i>(Project Financials)</i> Andrew Benson <i>(Project Delivery)</i>	99%	Changed	A couple of minor other issues. Negotiating with Vos on costs from Extension of Time
South Central Sub-region – Workforce Development	The submission of grant for a workforce coordinator for the Southern Midlands,	Tasmanian Community Fund	\$400,000 over three years	\$15,000	Andrew Benson	100%	July 2023	Contract targets of people to be employed were significantly

Project Title	Brief Description	Grant Body	Project Value Grant Funds	Project Value SMC Funds	Project Manager	Current Project Status (% complete)	Anticipated Completion Date	Remarks
Coordinator Project	Central Highlands, Brighton and Derwent Valley to (three year contract). The State Government through Jobs Tas to operate a Jobs Hub for the Sub Region. This is a partnership with the three other Councils.	Jobs Tasmania Jobs Tasmania	\$1,625,000 \$2,100,000	\$0 \$0 Plus In-kind		Triannual funding depending on Annual reviews 70% Extension of Funding Agreement	Nov 2024 Dec 2024 to Nov 2027	exceeded, plus working with schools and employers on a range of activities The project is currently exceeding expectations Deed of Agreement has been executed and the regular Progress Reports have been submitted and accepted.
Southern Midlands Drought Weeds Grant 2020 – Support for Farmers	\$30,000 for on ground works, \$25,000 for wages.	State Government of Tasmania	\$55,000	\$0	Mary Smyth Weeds Officer and Maria Weeding	80%	Ongoing-until funds run out.	Continuing to use for time spent on Stemless Thistle on ground follow up works. (High Priority for SMC)
Better Active Transport in Tasmania Rd 1	Bagdad Concrete Shareway/Walkway	Department of State Growth	\$370,000	\$270,000	David Richardson (Project Delivery) / Andrew Benson (Project Grant Management)	100%	December 2024	Completed awaiting acquittal
Better Active Transport in Tasmania Rd 2	Footpath connection between Mood Food and Kempton	Department of State Growth	\$278,000	\$146,310 cash	David Richardson (Project Delivery) / Andrew Benson	20%	June 2025 Subject to EoT	Construction WiP.

Report to Council on Grant Funded Projects as at 31st December 2025

Project Title	Brief Description	Grant Body	Project Value Grant Funds	Project Value SMC Funds	Project Manager	Current Project Status (% complete)	Anticipated Completion Date	Remarks
					<i>(Project Grant Management)</i>			
Active Tas Development Grant	Funding support for Lifeguards Project	Active Tasmania	\$30,000	\$0	Andrew Benson	95%	June 2026	Project partnership with the Jobs Hub to train and support 40 lifeguards over two years. Training through the Oatlands Aquatic Centre EoT requested
Tas Regional Drought Resilience _ Quick Wins 2025 Program	Funding to set up a Southern Midlands Farmers Group (incorporated entity)	Dept of Premier & Cabinet	\$5335	\$0	Maria Weeding	5%	June 2026	WiP
Vulnerable Road User Program 2024	RC Footpath along Reeve St adjacent to Flour Mill Park, from Opposite Lee St (TasRail entrance) to Community Hall at Campania	Department of State Growth	\$58,616	\$41,593 cash \$10,000 in-kind	Andrew Benson <i>(Project Grant)</i> David Richardson <i>(Project Delivery)</i>	100%	June 2025	Completed. Awaiting acquittal from DSG
Vulnerable Road User Program 2024	RC Footpath along Reeve St, adjacent to Rec Grd from entrance to Campania Rec Grd to Villeneuve St	Department of State Growth	\$36,258	\$14,900 cash \$5,000 in-kind	Andrew Benson <i>(Project Grant)</i> David Richardson <i>(Project Delivery)</i>	100%	June 2025	Completed. Awaiting acquittal From DSG
Vulnerable Road User Program 2024	Pedestrian Crossing of railway line at Climie St Campania	Department of State Growth	\$35,250	Design \$6,429 (paid) Cash \$6,000 In kind \$1,000	Andrew Benson <i>(TasRail sub contracted)</i>	100%	June 2025	Completed. awaiting acquittal from DSG
LGAT Open Space Program (Rd 2)	Campania Rec Grd Change Rooms	LGAT/DPaC	\$400,000	\$700,000	Andrew Benson <i>(Project Grant)</i>	65%	April 2026	WiP.

Project Title	Brief Description	Grant Body	Project Value Grant Funds	Project Value SMC Funds	Project Manager	Current Project Status (% complete)	Anticipated Completion Date	Remarks
					David Richardson <i>(Project Delivery)</i>			
Vulnerable Road User Program 2025	Road improvements at School Rd, Bagdad Primary School	Department of State Growth	\$34,430	\$34,570	Andrew Benson <i>(Project Grant)</i> David Richardson <i>(Project Delivery)</i>	5%	June 2026	Awaiting design completion
Vulnerable Road User Program 2025	Road Pedestrian Crossing at High Street, Oatlands	Department of State Growth	\$22,300	\$23,640	Andrew Benson <i>(Project Grant)</i> David Richardson <i>(Project Delivery)</i>	5%	June 2026	Design submitted for approval.
Vulnerable Road User Program 2025	Concrete Footpath between Lee St and Hall St, Campania	Department of State Growth	\$28,620	\$29,120	Andrew Benson <i>(Project Grant)</i> David Richardson <i>(Project Delivery)</i>	5%	June 2026	Design submitted for approval.
UNSUCCESSFUL GRANTS APPLICATIONS								
Annabel Butler's Healthy Community Grant	To engage local seniors in safe and accessible exercise that promotes healthy lifestyles and consistent habits.	Healthy Tasmania Healthy Focus Grant	\$30,000	\$0	Annabel Butler <i>(SMC holding funds A Benson)</i>			Unsuccessful this time

Report to Council on Grant Funded Projects as at 31st December 2025

Project Title	Brief Description	Grant Body	Project Value Grant Funds	Project Value SMC Funds	Project Manager	Current Project Status (% complete)	Anticipated Completion Date	Remarks
Bagdad Recreation Precinct Redevelopment	New Pavilion New Club Rooms Oval Reconstructed New Waste Water management system	Growing Regions Program Round 2 (Australian Government)	\$ 10,624,973	\$4,478,561 Bagdad Community Club Inc. \$75,000	Tim Kirkwood <i>(Project Financials)</i> Andrew Benson <i>(Project Delivery)</i>	Application submitted and as the project is required to be shovel ready at the signing of the Grant Deed. BA/PA and Tender documentation is underway	Submission date 10.10.24	Unsuccessful
Oatlands Regional Sports & Wellbeing Centre	At Oatlands Rec Grd major refurbishment of existing clubrooms. New change rooms and amenities building	Growing Regions Program Round 2 (Australian Government)	\$2,000,000	\$800,000	Tim Kirkwood <i>(Project Financials)</i> Andrew Benson <i>(Project Delivery)</i>	Application submitted and as the project is required to be shovel ready at the signing of the Grant Deed. BA/PA and Tender documentation is underway	Submission date 10.10.24	Unsuccessful
RECENTLY COMPLETED PROJECT(S)								
Wombat Woodland Walk	Nature interpretation and adventure trail for children at Chauncy Vale	Healthy Tasmania Fund	\$29,250	\$10,000	Graham Green	100%		All work completed
Natural Disaster Risk Reduction Grant Program	Bagdad/Mangalore hydraulic assessment	Australian Government Attorney General's Department	\$80,830	\$80,830	Andrew Benson	100% original 100% revised Consultants/Engineers Report received, reviewed, & <i>shape</i> files loaded on Planning Scheme maps	April 2024 Revised to Dec 2024	Submitted Final Report and Acquittal Approved
Road Infrastructure Upgrade	Reconstruction of Interlaken Road from Oatlands to Central Highlands Council boundary	Department of Infrastructure, Transport, Regional Development, communities and the Arts	\$5,346,180	\$300,000	David Richardson / Craig Whatley <i>(Project Delivery)</i>	100%	Dec 2024	Completed.

Southern Midlands Council

Minutes – 28th January 2026

Project Title	Brief Description	Grant Body	Project Value Grant Funds	Project Value SMC Funds	Project Manager	Current Project Status (% complete)	Anticipated Completion Date	Remarks
					M Burbury <i>(Grant Management)</i>			
Bus Stops Program	Upgrade Campania Bus Stop outside the War Memorial Hall	Department of State Growth	\$26,246	\$14,450	Andrew Benson <i>(Project Grant)</i> David Richardson <i>(Project Delivery)</i>	100%	June 2025	Completed.
Bus Stops Program	New Bus Stop High Street Oatlands (north bound)	Department of State Growth	\$13,000	\$15,300	Andrew Benson <i>(Project Grant)</i> David Richardson <i>(Project Delivery)</i>	100%	June 2025	Completed.
Saluting Their Service	Recognition (sign, plaque & sandstone) of JH Bisdee VC OBE	Department of Veterans Affairs	\$7,480	\$1,00 in-kind	Andrew Benson	100%	July 2025	Completed

17.3 Finances

Strategic Plan Reference 5.3

Community's finances will be managed responsibly to enhance the wellbeing of residents / Council will maintain community wealth to ensure that the wealth enjoyed by today's generation may also be enjoyed by tomorrow's generation / Council's financial position will be robust enough to recover from unanticipated events, and absorb the volatility inherent in revenues and expenses.

17.3.1 Monthly Financial Statement (Period ending 31 December 2025)

Author: FINANCE OFFICER (MANDY BURBURY)

Date: 7 JANUARY 2026

ISSUE

Provide the Financial Report for the period ending 31st December 2025.

BACKGROUND

The Operating Expenditure Report includes a Year to Date (YTD) Budget Column, with variations (and percentage) based on YTD Budgets.

Note: Depreciation is calculated on an annual basis at the end of the financial year. The budget and expense for depreciation are included in the June period.

DETAIL

The enclosed Report incorporates the following: -

- Statement of Comprehensive Income – 1 July 2024 to 31 December 2025.
- Operating Expenditure Report – 1 July 2024 to 31 December 2025.
- Capital Expenditure Report – 1 July 2024 to 31 December 2025.
- Cash Flow Statement – 1 July 2024 to 31 December 2025.

OPERATING EXPENDITURE (OPERATING BUDGET)

Overall operating expenditure to end of December was \$5,177,060 which represents 89.4% of the Year to Date Budget.

Whilst there are some variations within the individual Program Budgets (refer following comments), expenditure is consistent with the Budget.

Strategic Theme - Infrastructure

Nil.

Strategic Theme – Growth

Sub-Program – Business - expenditure to date (\$212,499 – 134.3%). Additional expenditure relates to a higher than anticipated value of private works (offset by an increase in private works income).

Strategic Theme – Landscapes

Nil.

Strategic Theme – Community

Nil.

Strategic Theme – Organisation

Nil.

CAPITAL EXPENDITURE PROGRAM

Capital expenditure projects are colour coded to signify the grant program and show the completion deadlines. A legend of the colour coding is as below:

Legend – Source and completion deadlines for grant funded projects

Roads to Recovery	It is the Government's intention that the full allocation is budgeted and spent in the year allocated
Other Specific Purpose Grants	Completion date as per grant deed or approved extension date

RECOMMENDATION

THAT the Financial Report be received and the information noted.

DECISION

Moved by Clr A E Bisdee OAM, seconded by Clr B Campbell

THAT the Financial Report be received and the information noted.

CARRIED

DECISION		
Councillor	Vote FOR	Vote AGAINST
Mayor E Batt	✓	
Deputy Mayor K Dudgeon	✓	
Clr A E Bisdee OAM	✓	
Clr D Blackwell	✓	
Clr B Campbell	✓	
Clr D Fish	✓	

STATEMENT OF COMPREHENSIVE INCOME
for the period 1 Jul 2025 to 31 Dec 2025

	Annual Budget \$	Year to Date Actual \$	%	Comments
Income				
Rates	7,810,961	7,815,068	100.1%	Includes Interest & Penalties on rates
User Fees (refer Note 1)	1,536,868	1,076,811	70.1%	Includes Private Works
Interest	520,000	215,589	41.5%	
Government Subsidies	11,700	0	0.0%	Heavy Vehicle Licence Fees
Other (refer Note 2)	332,400	140,552	42.3%	Includes TasWater Distributions
Sub-Total	10,211,930	9,248,019	90.6%	
Grants - Operating	4,744,884	1,212,117	25.5%	
Total Income	14,956,813	10,460,136	69.9%	
Expenses				
Employee benefits	-6,024,988	-2,546,813	42.3%	Less Roads - Resheeting (Capitalised)
Materials and contracts	-4,195,550	-2,373,831	56.6%	Less Roads - Resheeting (Capitalised), Includes Land Tax & Private Works
Depreciation and amortisation	-4,738,700	-1,986,359	41.9%	Percentage Calculation (based on year-to-date)
Finance costs	-2,223	-2,223	100.0%	Interest
Contributions	-296,700	-148,350	50.0%	Fire Service Levies
Other	-184,841	-105,843	57.3%	Audit Fees and Councillor Allowances
Total expenses	-15,443,002	-7,163,420	46.4%	
Surplus (deficit) from operations	-486,189	3,296,716	-678.1%	
Grants - Capital (refer Note 3)	1,064,853	1,984,001	186.3%	
Sale Proceeds (Plant & Machinery)	0	264,977		
Sale Proceeds (Land & Buildings)	0	0		
Sale Proceeds (Other Assets)	0	5,244		
Net gain / (loss on disposal of non-current assets)	0	0		
Surplus / (Deficit)	578,664	5,550,939	959.3%	

STATEMENT OF COMPREHENSIVE INCOME
for the period 1 Jul 2025 to 31 Dec 2025

NOTES	Annual Budget \$	Year to Date Actual \$	%	Comments
1. Income - User Fees				
- All other Programs	1,176,420	785,902	66.8%	
- Private Works	360,449	290,909	80.7%	
	<u>1,536,868</u>	<u>1,076,811</u>	70.1%	
2. Income - Other				
- TasWater Distributions	182,400	83,600	45.83%	
- Public Open Space Contributions	150,000	0	0.00%	
- Stormwater Headworks	0	20,000		
- Blue Gum Rovers donation to Tunnack Rec. Ground	0	450.00		
- JLT Group Interest Disbursement	0	1,578		
- Insurance Recoveries	0	8,292		
- Campania Halls Committee Contribution to External Painting	0	15,000		
- Colebrook Hall Committee Closure of Bank Account	0	3,510		
- Woodsdale Cemetery Committee Closure of Bank Account	0	8,121		
	<u>332,400</u>	<u>140,552</u>	42.3%	
3. Grants - Capital				
- Aust Govt (Roads To Recovery)	1,064,853	1,012,500	95.08%	
- Aust Govt (LRCI Phase 4)	0	629,654		Final Instalment
- State Govt (VRUP Round 1)	0	14,410		Campania Pedestrian Railway Crossing (Final Instalment)
- State Govt (VRUP Round 1)	0	29,308		Campania Reeve Street West (Final Instalment)
- State Govt (VRUP Round 1)	0	18,129		Campania Reeve Street East (Final Instalment)
- Local Govt. Assoc. Tas. (Open Spaces Program)	0	280,000		Campania Recreation Ground (Changeroom Upgrade)
	<u>1,064,853</u>	<u>1,984,001</u>	186.32%	
4. Grants - Operating				
- FAGS 2024/25	4,744,884	1,206,782	25.43%	
- State Govt (Resilience & Recovery Grant)	0	5,335		Southern Midlands Farmers Group Drought Resilience (Establishing Governance)
	<u>4,744,884</u>	<u>1,212,117</u>	25.5%	

**SOUTHERN MIDLANDS COUNCIL : OPERATING EXPENDITURE
2025/26
SUMMARY SHEET**

PROGRAM	ACTUAL (to 31 Dec 25)	BUDGET (to 31 Dec 25)	YTD VARIANCE	YTD %	FULL YEAR BUDGET - INC. GRANTS & OTHER
INFRASTRUCTURE					
Roads	700,180	873,129	172,949	80.2%	4,410,593
Bridges	25,022	50,695	25,673	49.4%	653,390
Walkways	129,953	136,583	6,630	95.1%	273,165
Lighting	37,133	46,968	9,835	79.1%	93,936
Public Toilets	57,733	70,369	12,636	82.0%	140,739
Sewer/Water	-	-	-	0.0%	-
Stormwater	2,726	15,540	12,815	17.5%	89,081
Waste	652,091	782,420	130,329	83.3%	1,592,340
Information, Communication	-	10,000	10,000	0.0%	20,000
INFRASTRUCTURE TOTAL:	1,604,838	1,985,705	380,867	80.8%	7,273,244
GROWTH					
Residential	-	-	-	-	-
Tourism	23,910	30,576	6,666	78.2%	41,276
Business	212,499	158,278	54,221	134.3%	316,556
Industry	-	-	-	0.0%	-
GROWTH TOTAL:	236,409	188,854	47,554	125.2%	357,832
LANDSCAPES					
Heritage	195,693	256,745	61,052	76.2%	501,173
Natural	132,426	144,013	11,587	92.0%	257,515
Cultural	157	8,000	7,843	2.0%	16,000
Regulatory - Development	452,116	550,529	98,414	82.1%	1,101,058
Regulatory - Public Health	7,941	13,090	5,149	60.7%	26,180
Regulatory - Animals	61,551	70,488	8,937	87.3%	140,975
Environmental Sustainability	-	2,500	2,500	0.0%	5,000
LANDSCAPES TOTAL:	849,882	1,045,365	195,482	81.3%	2,047,901
COMMUNITY					
Community Health & Wellbeing	153,232	189,273	36,041	81.0%	378,545
Recreation	679,948	699,898	19,950	97.1%	1,256,464
Access	-	-	-	0.0%	-
Volunteers	18,972	37,500	18,528	50.6%	45,000
Families	-	5,000	5,000	0.0%	10,000
Education	-	-	-	0.0%	-
Capacity & Sustainability	40,841	39,003	1,839	104.7%	55,505
Safety	4,921	9,975	5,054	49.3%	19,950
Consultation & Communication	965	12,850	11,885	7.5%	25,700
LIFESTYLE TOTAL:	898,879	993,498	94,619	90.5%	1,791,164
ORGANISATION					
Improvement	39,574	65,698	26,125	60.2%	131,397
Sustainability	1,325,620	1,291,114	34,505	102.7%	3,445,765
Finances	221,859	218,633	3,226	101.5%	395,700
ORGANISATION TOTAL:	1,587,053	1,575,446	11,607	100.7%	3,972,862
TOTALS	\$5,177,060	\$5,788,868	\$611,808	89.4%	\$15,443,003

**CAPITAL EXPENDITURE PROGRAM 2025-26
As at 31 December 2025**

		BUDGET \$	EXPENDITURE \$	BALANCE \$	COMMENTS	COMPLETION DEADLINE
INFRASTRUCTURE						
ROAD ASSETS						
Resheeting Program	Roads Resheeting	590,000	257,077	332,923		
Reseal Program	Roads Reseal Program	25,000	0	25,000		
	Jericho - Jericho Road (1500m)	45,000	0	45,000	Roads to Recovery \$45,000	30 June 2026
	Kempton - Cliftonvale Road (1500m)	65,000	24,360	40,640	Roads to Recovery \$65,000	30 June 2026
	Oatlands - High Street (500m)	55,000	221	54,779	Roads to Recovery \$55,000	30 June 2026
	Woodbury - Glenmorey Road (Two Sections 1700m)	47,000	0	47,000	Roads to Recovery \$47,000	30 June 2026
	Woodbury - Woodbury Road (500m)	35,000	30,288	4,712		
	Woodsdale - Woodsdale Road	48,000	0	48,000	Roads to Recovery \$48,000	30 June 2026
	Tunbridge - Scott Street (300m)	40,000	26,030	13,970	Originally in Reconstruct & Seal \$60K	
Sealed Edge Breaks	Sealed Road Edge Breaks Program	200,000	<i>as below</i>	86,794		
	<i>Broadmarsh - Elderslie Road</i>		<i>0</i>			
	<i>Campania - Brown Mountain Road</i>		<i>2,167</i>			
	<i>Campania - Native Corners Road</i>		<i>9,473</i>			
	<i>Colebrook - Eldon Road</i>		<i>22,276</i>			
	<i>Colebrook - Franklin Street</i>		<i>1,000</i>			
	<i>Elderslie - Elderslie Road</i>		<i>16,962</i>			
	<i>Jericho - Lower Marshes Road</i>		<i>3,552</i>			
	<i>Rhyndston - Rhyndaston Road</i>		<i>11,500</i>			
	<i>Stonor Road - Stonor</i>		<i>32,860</i>			
	<i>Woodsdale - Woodsdale Road</i>		<i>13,416</i>			
Reconstruct & Seal	Bagdad - Swan Street (700m)	137,000	136,881	119	Roads to Recovery \$137,000	30 June 2026
	Tunnack - Eldon Road (700m)	110,000	113,529	-3,529	Roads to Recovery \$110,000	30 June 2026
	Woodsdale - Woodsdale Road (dig-out)	23,000	28,758	-5,758	Roads to Recovery \$23,000	30 June 2026
Construct & Seal	Mangalore - Blackbrush Road (1.3km section starting from seal Mangalore end)	195,000	200,222	-5,222	Roads to Recovery \$195,000	30 June 2026
	Rhyndaston - Rhyndaston Road (1.35km of 2.7km starting at railway line)	202,500	198,044	4,456	Roads to Recovery \$202,500	30 June 2026
Minor Seals (New)	Mt Seymour - Blackgate Road (500m between end of seal & dust suppressant)	85,000	93,277	-8,277	Roads to Recovery \$85,000	30 June 2026
	Oatlands - Bentwick Street	20,000	0	20,000	Budget c/f	
Other Works	Bagdad - School Road (Traffic & Safety Improvements)	69,000	545	68,455	VRUP Funding \$34,430	30 April 2026
	Campania - Car Park Improvements	100,000	72,481	27,519	\$60K Budget C/F WIP \$72,112	
	Campania - Reeve Street (Reconstruct Retaining Wall - Union St to Lee St)	40,000	0	40,000		
	Campania - Structure Plan - Town Gateway and Streetscape	40,000	0	40,000	Budget C/F	
	Colebrook - Coalmine Bend Road (Redirect Drainage from Train Line - Piping)	25,000	25,807	-807		
	Oatlands - Hasting Street Junction	15,000	3,717	11,283	WIP \$959	
	Oatlands - High Street (Traffic Islands)	45,940	384	45,556	VRUP Funding \$22,300 RTR \$23,640	30 June 2026
	Tunbridge - Main Street (Kerb & Gutter Renewal)	40,000	46,290	-6,290	WIP \$4186.12	
		2,297,440	1,371,118	926,322		

CAPITAL EXPENDITURE PROGRAM 2025-26
As at 31 December 2025

		BUDGET	EXPENDITURE	BALANCE	COMMENTS	COMPLETION
		\$	\$	\$		DEADLINE
WALKWAYS	Footpaths - General Streetscapes	45,959	0	45,959		
	Bagdad - Midland Highway Pathway (Primary School north to Community Club)	240,000	243,190	-3,190	Election Commitment - \$150,000 WIP \$1,130	2 March 2026
	Campania - Reeve Street (Hall St to Lee St)	57,740	128	57,612	VRUP Funding \$28,620	30 June 2026
	Colebrook - Richmond Road (Asphalting)	4,041	4,041	0	Funded from footpaths general budget	
	Kempton - Burnett Street to Mood Food	425,565	99,514	326,051	Better Active Transport \$278K WIP \$5332	30 June 2026
	Kempton - Main Street (Southern End 300m)	75,000	741	74,259		
	Oatlands - Church Street (High St to Esplanade both sides - Design Only)	10,000	0	10,000		
	Oatlands - Church Street (Sth Parade to William St - north. side - Footpath - 130 m)	30,000	2,027	27,973	Budget C/F	
	Parattah - Streetscape (Stage 1)	50,000	417	49,583		
	Tunnack - Streetscape (Year 1 of 3)	100,000	73,251	26,749	WIP \$73,042	
		1,038,305	423,309	614,996		
PUBLIC TOILETS	General Public Toilets - Upgrade Program	14,616	0	14,616	Budget c/f	
	Colebrook - History Room Toilets (Replace Septic Tank)	10,000	9,830	170		
		24,616	9,830	14,785		
DRAINAGE	Bagdad / Mangalore - Hydraulic Assessment (Flood Mapping)	61,625	0	61,625	Budget C/F	
	Stormwater System Management Plans (<i>Urban Drainage Act 2013</i>)	50,000	20,456	29,544	WIP \$456	
	Oatlands - High Street / Church Street Jct (Pipe Replacement)	15,000	1,144	13,856		
	Oatlands - High Street /Wellington Street Jct (New Pit)	4,000	2,866	1,134		
	Oatlands - Queen Anne St (Pipe into existing Drain)	35,000	19,577	15,423		
		165,625	44,044	121,581		
WASTE	Wheelie Bins and Crates	10,000	20,398	-10,398		
		10,000	20,398	-10,398		
GROWTH						
TOURISM	Oatlands - Heritage Interpretation Panel renewal	2,000	0	2,000		
	Oatlands Accommodation Facility	0	42,283	-42,283	WIP \$42,283 (Offset by Barrack Street Property)	
		2,000	42,283	-40,283		

CAPITAL EXPENDITURE PROGRAM 2025-26
As at 31 December 2025

		BUDGET	EXPENDITURE	BALANCE	COMMENTS	COMPLETION
		\$	\$	\$		DEADLINE
LANDSCAPES						
HERITAGE	Jericho - Memorial Avenue - Plaques	20,500	4,300	16,200	Budget c/f WIP \$4,300. Offset by donation of \$500.	
	Kempton - Memorial Avenue Park - Interps	19,545	0	19,545	Budget C/F	
	Melton Mowbray - Recognition plaque JH Bisdee VC OBE (DVA Grant)	8,480	8,904	-424	Saluting Their Service Grant \$7,480	30 April 2025
	Oatlands - Callington Mill - Structural Repair & External painting	80,000	0	80,000	\$40K Budget C/F	
	Oatlands - Court House (Wall Stabilisation)	15,000	12,375	2,625	WIP \$4,764	
	Oatlands - Gaolers Residence (Chimney Capping & Fireplace Repairs)	5,000	866	4,134	Budget C/F	
	Oatlands - Gaolers Residence (Lighting & Hanging System Upgrade)	5,000	973	4,027		
	Oatlands - Gaolers Residence (Wingwall)	23,000	240	22,760	Budget C/F	
	Oatlands - Heritage Buildings (Security Upgrades)	10,000	108	9,892		
	Oatlands - Heritage Collections Store	10,000	3,700	6,300	WIP \$3,700	
	Oatlands - Roche Hall (Building Improvements for PRISM)	144,161	53,805	90,356	\$90K Budget C/F WIP \$19,644 \$5,839 to Portable Stage	
	Oatlands - Roche Hall Forecourt (Interps - Planning Condition of Approval)	40,000	7,820	32,180	WIP \$7,820	
		380,686	93,091	287,595		
NATURAL	Campania - Bush Reserve / Cemetery	300,000	102,665	197,335	WIP \$93,346	
	Chauncy Vale - Day Dawn Cottage Improvements	12,000	10,311	1,689	WIP \$8,557	
	Chauncy Vale - Toilet & Interps Upgrade	80,000	44,264	35,736	Election Commitment \$80,000 WIP \$22,570	30 June 2026
		392,000	157,240	234,760		
REGULATORY	Master / Structure Plans (Bagdad / Mangalore / Campania)	50,000	142,302	-92,302	Includes Flour Mill Park Master Plan	
- DEVELOPMENT	Kempton Council Chambers - Structural Damage	0	16,650	-16,650	External Contractor Liable for damage	
	Property Purchase - 10 Barrack Street, Oatlands (Police Residence)	530,000	0	530,000	Budget C/F	
	Oatlands - Stanley Street Master Plan	20,000	172	19,828	Budget c/f WIP \$172	
		600,000	159,123	440,877		
PUBLIC HEALTH	Woodsdale Cemetery - Memorial Wall	0	1,845	-1,845	Offset by Committee Contribution	
		0	1,845	-1,845		
ANIMAL CONTROL	Oatlands - Off-Lead Dog Park	35,000	1,947	33,053	WIP \$1,947	
		35,000	1,947	33,053		

CAPITAL EXPENDITURE PROGRAM 2025-26
As at 31 December 2025

	BUDGET	EXPENDITURE	BALANCE	COMMENTS	COMPLETION
	\$	\$	\$		DEADLINE
COMMUNITY					
RECREATION					
Facilities & Recreation Committee	34,475	0	34,475	Budget \$40,000 (projects funded as below)	
Building Upgrades (Sites determined following inspections)	50,000	0	50,000		
Playground Upgrades (inspections)	50,000	0	50,000		
Bagdad - Bagdad Community Club (Precinct Plan & Property Transfer)	111,000	95,003	15,997	\$35K Budget c/f WIP \$95,003	
Bagdad - Bagdad Community Club (Redevelopment)	0	49,706	-49,706	WIP \$49,706	
Bagdad - Bagdad Community Club (Sports Pavilion)	0	222,416	-222,416	WIP \$211,856 Subject to Funding	
Bagdad - Bagdad Community Club (Multi-purpose Sports Hall)	0	252,160	-252,160	WIP \$252,160 Subject to Funding	
Bagdad - Bagdad Community Club (Oval Relocation)	0	26,500	-26,500	WIP \$25,500 Subject to Funding	
Bagdad - Bagdad Community Club (Wastewater System)	200,000	0	200,000		
Bagdad - Iden Road Park Development	75,000	0	75,000	Budget C/F	
Bagdad - Acquisition 1689 Midland Highway Bagdad	0	317,553	-317,553	Funding not allocated	
Campania - Flour Mill Park (Redevelopment)	68,000	0	68,000		
Campania - Hall (External Painting)	36,800	41,470	-4,670	WIP \$39,696	
Campania - Recreation Ground (Electronic Scoreboard)	47,875	50,165	-2,290	WIP \$48,043	
Campania - Recreation Ground (Landscaping & Tiered Seating)	270,000	631	269,369	Election Commitment - \$200K WIP \$374	30 June 2026
Campania - Recreation Ground (All abilities Car Parking)	26,750	0	26,750	Election Commitment - \$18K	30 June 2026
Campania - Recreation Ground (Upgrade Change rooms)	1,100,000	504,545	595,455	LGAT Open Space \$40K / SMC - \$700K WIP	
Colebrook - Hall (Windows, Ramps, Double Doors)	10,000	0	10,000		
Kempton - Carriage Shed (External Repair & Repainting)	11,700	0	11,700		
Kempton - Recreation Ground (Site Dev) (Boundary Fence)	24,250	14,118	10,132	Budget c/f WIP \$14,118	
Kempton - Recreation Ground (Cricket Net, basket ball / pickle ball court)	80,000	96,422	-16,422	Active Tas - Election Commitment WIP \$2,886	30 June 2026
Melton Mowbray - Streetscape Works (Trough / Shelter etc)	90,000	108,882	-18,882	\$60K Budget C/F WIP \$85,022	
Oatlands - Aquatic Centre (Outdoor Area Seating)	4,000	0	4,000		
Oatlands - Aquatic Centre (Learn to Swim Equipment)	2,000	140	1,860		
Oatlands - Aquatic Centre (Gymnasium Equipment Upgrade)	5,000	338	4,662		
Oatlands - Aquatic Centre (Female Change Rooms / Shower Cubicles)	10,000	0	10,000		
Oatlands - Aquatic Centre (Pump Replacement)	10,000	0	10,000		
Oatlands - Gay Street, Hall (Air Lock & Heating)	40,000	14,432	25,568	\$30K of Budget C/F WIP \$14,432	
Oatlands - Gay Street, Hall (Kitchen Floor Repairs / Underpinning)	8,000	0	8,000		
Oatlands - Midlands Community Centre (External Painting - Front of Building)	8,000	0	8,000	Budget C/F	
Oatlands - Old Swimming Pool (Staged demolition)	62,889	4,521	58,368	Balance Budget C/F	
Oatlands - Recreation Ground (Redevelopment)	0	174,791	-174,791	Subject to Funding WIP \$172,521	
Oatlands - Recreation Ground (Electronic Scoreboard)	0	900	-900	DA Fees - Grant application submitted to AFL	
Parattah - Recreation Ground (Reglaze Windows)	2,724	2,724	0	Funded from Facilities & Rec Committee Budget	
Runnymede - Recreation Ground (Pitch Renewal)	8,000	8,258	-258		
Tunbridge - Tunbridge Park (Tree Planting)	2,802	2,802	0	Funded from Facilities & Rec Committee Budget	
Tunnack - Recreation Ground (Kiosk Removal)	8,000	0	8,000		
Tunnack - Recreation Ground (Toilet Block Painting)	4,000	0	4,000		
Woodsdale Recreation Ground	45,000	0	45,000	Budget C/F	
Water Bottle Refill Stations	7,980	0	7,980	Budget C/F	
	2,514,244	1,988,475	525,770		

CAPITAL EXPENDITURE PROGRAM 2025-26
As at 31 December 2025

		BUDGET	EXPENDITURE	BALANCE	COMMENTS	COMPLETION
		\$	\$	\$		DEADLINE
CAPACITY & SUSTAINABILITY	Property Purchase - 9 Barrack Street, Oatlands (Police Residence)	73,248	50,009	23,238	Budget \$519,490 less \$446K spent in 22/23	
	Portable Stage	15,884	17,370	-1,486	Council Decision, small grant & PRISM funding	
		89,132	67,379	21,752		
ORGANISATION						
SUSTAINABILITY	WiFi Equipment	7,000	0	7,000	Budget C/F	
	Council Website Upgrade	40,000	5,925	34,075	Budget C/F	
	Communications Link Upgrade	5,000	0	5,000		
	Computer / Network Upgrades	18,000	0	18,000		
	Kempton - Council Chambers (Office Furniture & Equipment)	7,500	0	7,500		
	Oatlands - Town Hall (Office Furniture & Equipment)	7,500	0	7,500		
	Oatlands - Town Hall (Replacement Heat Pump)	5,500	7,666	-2,166		
	Oatlands - Town Hall (Toilet Upgrade / Air lock / Lift) Year 1 of 5 \$300K per annum	400,000	17,794	382,206	\$100K Budget C/F WIP \$8,437	
		490,500	31,386	459,114		
WORKS						
	Kempton - Works Depot (Toilet / Shower Upgrade)	30,000	0	30,000		
	Kempton - Works Depot (Security Cameras)	5,000	0	5,000		
	Minor Plant Purchases	12,000	4,085	7,915		
	Radio System	5,000	220	4,780		
	Plant Replacement Program					
	Heavy Vehicles - Gross Amount	889,370	435,330	454,040		
	(Trade Allowance - \$254K)					
	Light Vehicles - Gross Amount	515,179	207,961	307,218		
	(Trade Allowance - \$299K)					
		1,456,549	647,597	808,952		
GRAND TOTALS		9,496,096	5,059,065	4,437,032		

Southern Midlands Council
Minutes – 28th January 2026

CASH FLOW 2025/2026	INFLWS (OUTFLOWS) July 2025 \$	INFLWS (OUTFLOWS) Aug 2025 \$	INFLWS (OUTFLOWS) Sep 2025 \$	INFLWS (OUTFLOWS) Oct 2025 \$	INFLWS (OUTFLOWS) Nov 2025 \$	INFLWS (OUTFLOWS) Dec 2025 \$	INFLWS (OUTFLOWS) Jan 2026 \$	INFLWS (OUTFLOWS) Feb 2026 \$	INFLWS (OUTFLOWS) Mar 2026 \$	INFLWS (OUTFLOWS) Apr 2026 \$	INFLWS (OUTFLOWS) May 2026 \$	INFLWS (OUTFLOWS) Jun 2026 \$	INFLWS (OUTFLOWS) (Total 2025/26) \$
Cash flows from operating activities													
Payments													
Employee costs	(654,876)	(424,204)	(370,607)	(391,754)	(369,294)	(585,181)							(2,795,915)
Materials and contracts	(987,152)	(399,774)	(459,970)	(353,322)	(310,386)	(391,272)							(2,901,876)
Interest	(2,223)	0	0	0	0	0							(2,223)
Other	(28,004)	(82,892)	(68,686)	(161,851)	(55,689)	(119,697)							(516,821)
	<u>(1,672,254)</u>	<u>(906,870)</u>	<u>(899,264)</u>	<u>(906,927)</u>	<u>(735,369)</u>	<u>(1,096,150)</u>	0	0	0	0	0	0	<u>(6,216,835)</u>
Receipts													
Rates	722,648	431,037	2,387,961	589,319	921,681	321,995							5,374,642
User charges	1,376,627	109,039	268,268	172,447	110,902	142,440							2,179,723
Interest received	33,066	36,362	50,568	34,958	21,740	38,895							215,589
Subsidies	0	0	0	0	0	0							0
Operating Grants	0	603,391	5,335	0	603,391	0							1,212,117
Other	70,371	159,430	49,262	53,844	23,639	39,782							396,329
	<u>2,202,712</u>	<u>1,339,260</u>	<u>2,761,394</u>	<u>850,568</u>	<u>1,681,354</u>	<u>543,112</u>	0	0	0	0	0	0	<u>9,378,400</u>
Net cash from operating activities	530,458	432,390	1,862,130	(56,360)	945,985	(553,038)	0	0	0	0	0	0	3,161,565
Cash flows from investing activities													
Payments for property, plant & equipment	(197,080)	(549,583)	(616,036)	(368,073)	(512,545)	(943,380)							(3,186,697)
Proceeds from sale of property, plant & equipment	32,932	35,131	0	164,541	24,545	13,073							270,222
Proceeds from Capital grants	0	0	0	0	14,410	1,689,591							1,704,001
Proceeds from Investments	0	0	0	0	0	0							0
Payment for Investments	0	0	0	0	0	0							0
Net cash used in investing activities	(164,148)	(514,453)	(616,036)	(203,532)	(473,590)	759,284	0	0	0	0	0	0	(1,212,475)
Cash flows from financing activities													
Repayment of borrowings	(109,510)	0	0	0	0	0	0	0	0	0	0	0	(109,510)
Proceeds from borrowings	0	0	0	0	0	0	0	0	0	0	0	0	0
Net cash from (used in) financing activities	(109,510)	0	(109,510)										
Net increase/(decrease) in cash held	256,800	(82,063)	1,246,095	(259,891)	472,395	206,246	0	0	0	0	0	0	1,839,581
Cash at beginning of reporting month	11,895,902	12,152,702	12,070,639	13,316,734	13,056,842	13,529,237	0	0	0	0	0	0	11,895,902
Cash at end of reporting period	12,152,702	12,070,639	13,316,734	13,056,842	13,529,237	13,735,483	0	0	0	0	0	0	13,735,483

17.3.2 Woodsdale Football Club Inc. – 2026 Family Fun Day - Request for Donation

Author: EXECUTIVE ASSISTANT (JEMMA CROSSWELL)

Date: 21 JANUARY 2026

Enclosure(s):

Woodsdale Football Club – Email dated 16th January 2026

ISSUE

Council to consider a request for a donation submitted by the Woodsdale Football Club Inc. to assist with the conduct of the Club's 2026 Family Fun Day.

BACKGROUND

Not applicable.

DETAIL

Reference is made to Council's 'Donations & Community Support Policy'.

The following section taken from the Policy relates to 'Assistance for Annual Events':

"2.1 Assistance for Annual Events

2.1.1 Requests for assistance from not-for-profit organisation, community, or service groups based within the Southern Midlands Municipality will be considered with the maximum donation being \$1,500.00.

Note: Assistance depends on value for money to the Community and will not be given for projects that would be eligible for consideration within Council's Community Small Grants Program."

In the past, this section of the Policy has primarily related to the annual donation to the Green Ponds Progress Association to assist with the conduct of the Kempton Festival. This event attracting a significant number of locals and visitors to the area.

The Oatlands Heritage and Bullock Festival is directly managed and coordinated by Council with a separate Budget being allocated for this event.

Human Resources & Financial Implications – Council has provided assistance to this event through the delivery; collection and cleaning of two Council-owned mobile toilets, provided at no cost to the Woodsdale Football Club.

Community Consultation & Public Relations Implications – Refer comment provided in the Email.

Policy Implications – Policy related decision.

Priority - Implementation Time Frame – Whilst this event has already been conducted (17th January 2026), the request was not received until 16th January so this is the first opportunity for it to go to Council meeting.

RECOMMENDATION

THAT Council donate \$100 to the Woodsdale Football Club to assist with the conduct of the Club's 2026 Family Fun Day.

DECISION

Moved by Cllr B Campbell, seconded by Deputy Mayor K Dudgeon

THAT Council donate \$250 to the Woodsdale Football Club to assist with the conduct of the Club's 2026 Family Fun Day.

CARRIED

DECISION		
Councillor	Vote FOR	Vote AGAINST
Mayor E Batt	✓	
Deputy Mayor K Dudgeon	✓	
Cllr A E Bisdee OAM	✓	
Cllr D Blackwell	✓	
Cllr B Campbell	✓	
Cllr D Fish	✓	

ENCLOSURE
Agenda Item 17.3.2

Jemma Crosswell

From: SMC Mail
Sent: Friday, 16 January 2026 3:16 PM
To: Timothy Kirkwood
Cc: Jemma Crosswell
Subject: FW: Donation for Woodsdale Family Fun Day

From: Woodsdale football club Woodsdale football club <woodsdalefc@gmail.com>
Sent: Friday, 16 January 2026 3:12 PM
To: SMC Mail <mail@southernmidlands.tas.gov.au>
Subject: Donation for Woodsdale Family Fun Day

Good Afternoon

We would really appreciate Council contributing to our 2026 Family Fun Day towards the cost of free entertainment and activities we have organised for children on the day. This day is very well attended by the broader community and a great day for people of all ages.

Thank you

Toni Cowle
WFC

18. MUNICIPAL SEAL

Nil.

**19. CONSIDERATION OF SUPPLEMENTARY ITEMS TO THE
AGENDA**

Nil.

RECOMMENDATION

THAT in accordance with Regulation 17 (1) of the *Local Government (Meeting Procedures) Regulations 2025*, the following items are to be dealt with in Closed Session.

Matter	<i>Local Government (Meeting Procedures) Regulations 2025 Reference</i>
<i>Closed Council Minutes - Confirmation</i>	17(2)
<i>Applications for Leave of Absence</i>	17(2)(h)(i)
<i>Kempton Community Health Centre</i>	17(2)(d)(i)
<i>Flour Mill Park Redevelopment Project</i>	17(2)(g)

DECISION

Moved by Clr B Campbell, seconded by Clr A E Bisdee OAM

THAT in accordance with Regulation 17 (1) of the *Local Government (Meeting Procedures) Regulations 2025*, the following items are to be dealt with in Closed Session.

Matter	<i>Local Government (Meeting Procedures) Regulations 2015 Reference</i>
<i>Closed Council Minutes - Confirmation</i>	17(2)
<i>Applications for Leave of Absence</i>	17(2)(h)(i)
<i>Kempton Community Health Centre</i>	17(2)(d)(i)
<i>Flour Mill Park Redevelopment Project</i>	17(2)(g)

CARRIED

DECISION		
Councillor	Vote FOR	Vote AGAINST
Mayor E Batt	✓	
Deputy Mayor K Dudgeon	✓	
Clr A E Bisdee OAM	✓	
Clr D Blackwell	✓	
Clr B Campbell	✓	
Clr D Fish	✓	

RECOMMENDATION

THAT in accordance with Regulation 17(2) of the *Local Government (Meeting Procedures) Regulations 2025*, Council move into Closed Session and the meeting be closed to members of the public.

DECISION

Moved by Deputy Mayor K Dudgeon, seconded by Clr D Fish

THAT in accordance with Regulation 17(2) of the *Local Government (Meeting Procedures) Regulations 2025*, Council move into Closed Session and the meeting be closed to members of the public.

CARRIED

DECISION (MUST BE BY ABSOLUTE MAJORITY)		
Councillor	Vote FOR	Vote AGAINST
Mayor E Batt	✓	
Deputy Mayor K Dudgeon	✓	
Clr A E Bisdee OAM	✓	
Clr D Blackwell	✓	
Clr B Campbell	✓	
Clr D Fish	✓	

CLOSED COUNCIL MINUTES

20. BUSINESS IN “CLOSED SESSION”

20.1 Closed Council Minutes - Confirmation

In accordance with the Local Government (Meeting Procedures) Regulations 2025, the details of the decision in respect to this item are to be kept confidential and are not to be communicated, reproduced or published unless authorised by Council.

Item considered in Closed Session in accordance with Regulation 17(2) of the Local Government (Meeting Procedures) Regulations 2025.

20.2 Applications for Leave of Absence

In accordance with the Local Government (Meeting Procedures) Regulations 2025, the details of the decision in respect to this item are to be kept confidential and are not to be communicated, reproduced or published unless authorised by Council.

Item considered in Closed Session in accordance with Regulation 17(2)(h)(i) of the Local Government (Meeting Procedures) Regulations 2025.

20.3 Kempton Community Health Centre Conversion to Child Care Centre (including ‘Before & After School Care Program’ Facility)

In accordance with the Local Government (Meeting Procedures) Regulations 2025, the details of the decision in respect to this item are to be kept confidential and are not to be communicated, reproduced or published unless authorised by Council.

Item considered in Closed Session in accordance with Regulation 17(2)(d)(i) of the Local Government (Meeting Procedures) Regulations 2025.

20.4 Flour Mill Park - Redevelopment Project (Including the Flour Mill Park Building)

In accordance with the Local Government (Meeting Procedures) Regulations 2025, the details of the decision in respect to this item are to be kept confidential and are not to be communicated, reproduced or published unless authorised by Council.

Item considered in Closed Session in accordance with Regulation 17(2)(g) of the Local Government (Meeting Procedures) Regulations 2025.

RECOMMENDATION

THAT Council move out of “Closed Session”.

DECISION

Moved by Clr A E Bisdee OAM, seconded by Clr B Campbell

THAT Council move out of “Closed Session”.

CARRIED

DECISION		
Councillor	Vote FOR	Vote AGAINST
Mayor E Batt	✓	
Deputy Mayor K Dudgeon	✓	
Clr A E Bisdee OAM	✓	
Clr D Blackwell	✓	
Clr B Campbell	✓	
Clr D Fish	✓	

OPEN COUNCIL MINUTES

21. CLOSURE

The meeting closed at 12.55 p.m.